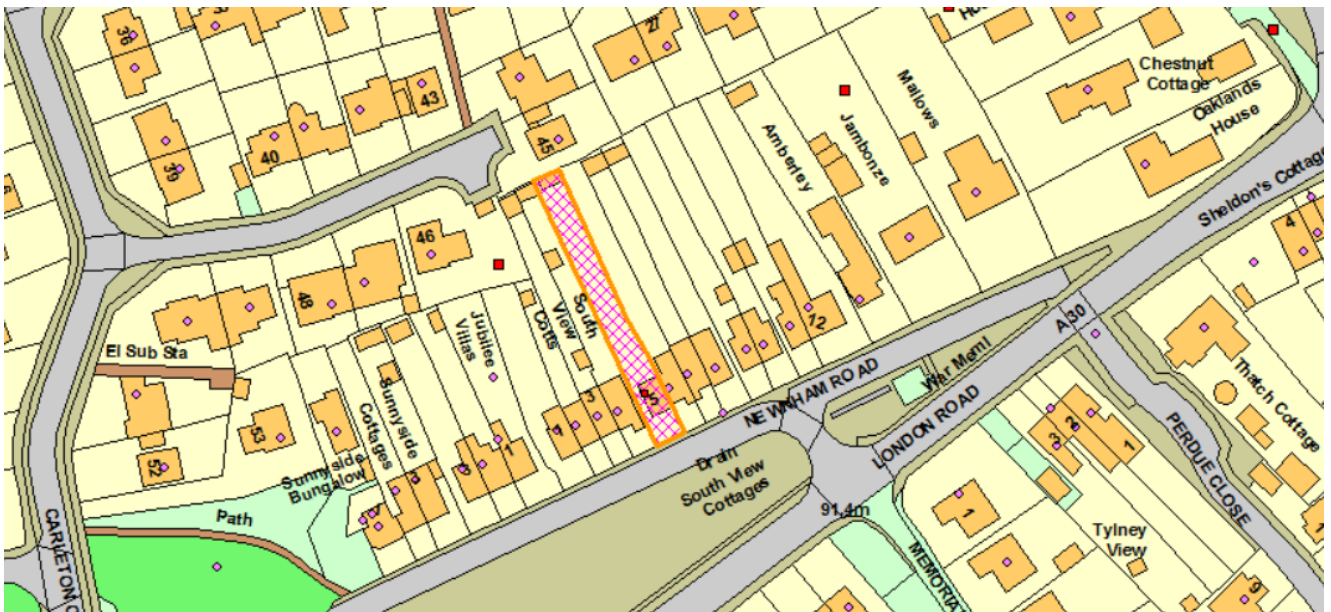


COMMITTEE REPORT

ITEM NUMBER: 9

APPLICATION NO.	23/02556/HOU
LOCATION	5 Southview Cottages Newnham Road Hook RG27 9LS
PROPOSAL	Erection of a single storey rear extension, front porch and replacement of two windows to ground floor side with one window
APPLICANT	Ms Kimberley Roker
CONSULTATIONS EXPIRY	11 January 2024
APPLICATION EXPIRY	13 February 2024
WARD	Hook
RECOMMENDATION	Grant



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BACKGROUND

The application is brought before Planning Committee because the agent is a District Councillor.

The Site

5 Southview Cottages is a semi-detached two storey dwelling located on the north-west side of Newnham Road. The rectangular site is generally level the frontage is laid to lawn with a hardstanding path. Newnham Road is located off London Road (A30) and within the locale is a wide mix of housing and commercial uses. It is located within the urban settlement of Hook but it is not within a Conservation Area, nor subject to any Article 4 Direction.

The Proposal

Erection of a single storey rear extension, front porch and replacement of two windows to ground floor side with one window

Planning History

No previous planning history

Planning Policy

The application site is located within the designated settlement area of Hook.

National Planning Policy Framework (NPPF) (2023)

- Section 12 (Achieving well-designed places);

Hart Local Plan (Strategy and Sites)2032

- SD1 Sustainable Development
- NBE9 (Design);
- INF3 (Transport);

Hart District Local Plan (Replacement) 1996-2006 Saved Policies

- GEN1 (General policy for development);
- URB1 (Definition of areas covered by URB policies)

Hook Neighbourhood Plan 2018 - 2032

- Policy HK12 - Design

Other Material Documents

Planning Practice Guidance

Cycle and Car Parking in New Development Supplementary Planning Document (December 2023)

BRE Report - Site layout planning for daylight and sunlight: a guide to good practice

CONSULTEES RESPONSES

Hook Parish Council

Hook Parish Council has no objection.

NEIGHBOUR COMMENTS

No Public Responses to Proposal following Consultation.

ASSESSMENT

Principle of the Development

Local Plan Policy GEN1 permits development where, amongst other requirements, the design, scale, massing, height and prominence of the proposal is in character with the local area and is sympathetic to the existing dwelling and surrounding properties. Policy NBE9 states that all developments should seek to achieve a high-quality design and positively contribute to the overall appearance of the local area.

Design and Impact on the Character of the Area

Local Plan Policies GEN1 and NBE9 state that development should be permitted where the proposal is well designed, is in keeping with the local area and sympathetic to the existing dwelling.

The proposed porch is of a domestic scale and would be approximately 2 metres wide, 2 metres deep and at a height of 3.5 metres to the ridge. The design is considered acceptable in relation to the impact upon the character of the area and property.

The proposed rear extension would be approximately 4.8 metres wide, 7 metres in depth and 3 metres in height. A roof lantern would be installed within the flat roof with a door and window within the side elevation and a set of triple glazed doors to the rear. The extension would serve a lounge, WC and utility room. The extension would not be visible within the public realm and given its location to the rear of the host property would not directly disrupt the rhythm of the existing street scene. The proposal to replace two windows within the side elevation ground floor with one window is a modest alteration which is considered acceptable.

The proposed extension would be a modest addition to the rear of the property; it is of a single storey nature, a design that is in keeping with the host property and of a scale that is sympathetic to the existing dwelling that would not result in over development of the site.

It was noted by the officer during a site visit that the neighbouring dwelling to the right had carried out a single storey extension and the neighbouring dwelling to the left had a two-storey extension.

Overall, the proposal would not harm or detract from the urban design quality of the area. The development, in part, would be visible from the public realm but is considered appropriate. The proposal is considered acceptable in design terms and would not result in any demonstrable harm to the character and appearance of the property or the area.

By virtue of its size, design and siting the proposal would not dominate or compete with the character of the host dwelling, and this results in a subservient relationship.

The materials used would match the host dwelling. The proposed development would involve a change to the dwelling's appearance, but it would satisfactorily integrate with its surroundings.

Overall, the proposal would not give rise to any unacceptable impacts on the character and appearance of the area and would not look out of place or be detrimental to the street scene.

Neighbour Amenity

Saved policies GEN1 and NBE9 seek to ensure that developments will be permitted where they avoid any material loss of amenity to adjoining residential uses.

Given the orientation of the site, the domestic scale and separation distances the proposal would not give rise to any unacceptable impacts on neighbouring amenity by virtue of overbearing impact, overshadowing or overlooking.

Overall, the proposal is not considered to detract from the amenities of the neighbouring properties.

Climate change

The proposal will have no direct impact on Climate Change.

Equality

The proposal will have no direct impact on Equality matters.

Parking

Saved policies GEN1 (vii) and INF3 require that developments have adequate arrangements for the parking and servicing of vehicles. No impact

Conclusion

It is considered that the design and appearance of the proposal would be acceptable and that there would be no material loss of amenity to the neighbouring properties, no harm to the street scene or the character and appearance of the area. It is therefore considered that the proposal would comply with the relevant saved policies of the Local Plan and the Hook Neighbourhood Policy.

The application is therefore recommended for approval.

RECOMMENDATION – Grant

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location Plan
 - Block Plan

- Proposed Floor Plan and Elevations Plan

Reason: To ensure that the development is carried out in accordance with the approved details.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as described in the application form and as annotated on the plans submitted

Reason: To ensure a satisfactory visual relationship of the new development with the existing building and to satisfy saved Hart Local Plan Policies GEN1, NBE9 (Strategy & Sites) 2032 and Policy HK12 of the Hook Neighbourhood Plan.

INFORMATIVES

- 1 You may require Building Regulations Consent and we advise that you should contact Building Control on 01252 398715.
- 2 Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.
- 3 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance the applicant was advised of the necessary information needed to process the application and, once received, the application was acceptable and no further engagement with the applicant was required.