
Site Address: 2 Queen Annes Drive, Havant, PO9 3PG
Proposal: Two storey side extension and alterations to fenestration.
Application Type: Full Planning Permission
Application No: APP/24/00423 Expiry Date: 29/07/2024
Applicant: Mr Parker
Agent: Mrs J Fox Case Officer: Josephine Lacey
 Critchley Architecture and
 Design
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Queen Annes Drive, Havant, is a two storey, detached dwellinghouse located on the north side of Queen Annes Drive, Havant. The plot is located on a corner siting adjacent to the highway and junctions where Scratchface Lane meets Hulbert Road with Park Lane opposite. The property has a rear garden located to the north of the main dwelling and a games room and guest bedroom to the east. The property has a hipped roof and elevations formed from brickwork, render and hanging tile.

2 Planning History

91/56608/000 - Games room over existing garage and conservatory over existing courtyard., PERM,21/10/1991

08/56608/001 - Annex accommodation within and above existing double garage and store room reference permission 1991 91/56608/000. , UNK,

APP/22/00752 - Two storey rear extension; alterations to roof including new rooflights and dormers; convert existing carport to living accommodation; new roof with rooflights and dormers to carport and new glazing to form conservatory., PERM,20/10/2022

APP/22/01085 - Two storey rear extension, alterations to roof including new rooflights and dormers. Convert existing carport to living accommodation, new roof with rooflights and dormers to carport, and new glazing to form conservatory. Amendments to previously approved application APP/22/00752., REF,05/01/2023

3 Proposal

Two storey side extension and alterations to fenestration.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Liz Fairhurst - Bedhampton

No comment received.

Councillor Michael Lind

No comment received.

Councillor Phillipa Gray

No comment received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Notable and protected species

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposal is for a hipped-roof two storey side extension and alterations to the fenestration. The existing single storey extension would be demolished, and the two-storey extension would be 1.9m in width, 4.1m in length and 7.7m in height, which is slightly lower than the ridge height of the main dwelling, though the eaves would be to the same height. The extension would facilitate introduction of a larger en-suite and reconfiguration of the first floor rooms to provide a larger bathroom, as well as an extension to the kitchen. There would be a new window within the north elevation at the first floor to serve the repositioned 4th bedroom. There would be bifold doors to the north and west elevations of the new larger kitchen.
- 7.4 The proposed materials are brick and hung tiles to match existing, plain clay tiles to match existing on the roof, graphite grey strove enamelled aluminium windows and bifold doors.
- 7.5 The design of the extension and changes to fenestration are considered acceptable in context to the main dwelling and streetscene, as they are subservient and in keeping. The proposed materials are also considered to be in keeping with the existing dwelling and streetscene.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 To the north of the application site is no.2 Roman Way. The rear garden of no 2 runs alongside the rear garden of the application site. The two storey rear extension would not be set any closer to this dwelling. The extension would be separated from the shared boundary with no 2 Roman Way by approximately 10 metres which is considered to be enough separation distance so as not to result in harmful overbearing impact on this property. There is a new window proposed in the rear elevation to serve a bedroom, however there is already a first floor window within this elevation serving a bedroom with similar existing context. Due to the 10m distance between this property and property to the rear, which is acceptable in context to the Havant Borough Design SPD in terms of privacy, and with due regard to the similar existing context, it is not considered that the proposal would cause a harmful loss of privacy to this neighbouring dwelling due to window alterations at first floor level. The new proposed bi-fold doors to the ground floor kitchen area would not lead to a loss of privacy either, due to existing boundary treatments between this dwelling and no.2 Roman Way, as well as the existing kitchen window which is in a similar location. It is therefore considered that the proposal would not cause a harmful loss of light, outlook, or privacy to this neighbouring dwelling, and it is not considered overbearing.

- 7.8 To the south of the site is no.1 Belmont Grove. The properties are separated by the road with approximately 20 metres separation distance, and there is substantial screening by trees and foliage to the boundaries between the properties and therefore the proposed extension is not considered to cause harmful loss of light, outlook or privacy to this dwelling, and it is not considered to be overbearing.
- 7.9 To the west of the application site is no 1a Roman Way. There would be over 35m between the proposal and the front elevation of this neighbouring dwelling, meaning that the proposed extension is not considered to cause harmful loss of light, outlook or privacy to this dwelling, and it is not considered to be overbearing.

(iv) Parking

- 7.10 The property has a large driveway which would fit 3 vehicles, which meets the requirements of the Havant Borough Council Parking SPD.

(v) Notable and protected species

- 7.11 The application site is within 50m of a notable and protected species; the Stag Beetle. Due to the minor scale of the proposal, it is unlikely to cause demonstrable harm.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00423 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

03 Jun 2024 22060-421
FIRST FLOOR PLANS

PROPOSED GROUND AND

03 Jun 2024	22060-521B	PROPOSED ELEVATIONS
SOUTH - EAST		
03 Jun 2024	22060-522A	PROPOSED ELEVATIONS
NORTH - WEST		
03 Jun 2024	22060-123	PROPOSED SITE PLAN
03 Jun 2024	22060-121	LOCATION AND BLOCK PLAN

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.