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Site Address: 265 Purbrook Way, Havant, PO9 3RX  
Proposal: Two storey side extension to create garage and master bedroom.  
Cladding to existing elevations to ensure water tightness. Proposed front porch and alterations to front main elevation.  
Application Type: Full Planning Permission  
Application No: APP/24/00216                      Expiry Date: 15/05/2024  
Applicant: Mrs Arion  
Agent: Bramble-Stewart                      Case Officer: Ikrame Essalih  
            NOW Chartered Surveyors  
Ward: Barncroft - Expired

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 265 Purbrook Way, Havant is a two-storey end-of-terrace dwellinghouse located on the south side of Purbrook Way close to Park Lane/ Middle Park Way roundabout. The dwellinghouse has fully rendered elevations in dark pink colour and a brown tile gable roof. The property benefits from a reasonably sized square shaped rear garden and a large front garden entirely paved allowing for at least four car parking spaces. The boundary treatment consists of wooden panels fencing at side boundaries, a brick wall at rear boundary and an open front boundary.
- 1.2 The surrounding area is predominantly residential with properties of similar design, type and height with varied finish materials including cladding, render, tile hanging and brickwork, while some others are differing in design. It is noted that closer to the roundabout are commercial and non-domestic buildings with different footprints.

## **2 Planning History**

None relevant

## **3 Proposal**

The proposal comprises the erection of a two-storey side extension to create a garage and master bedroom with ensuite bathroom, and the erection of a front porch with alterations to front main elevation. The proposed works also include cladding to existing to ensure water tightness.

## **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)  
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)  
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

**5 Statutory and Non Statutory Consultations**

**Councillor Pamela Crellin - Barncroft**

No comments received.

**Councillor Yvonne Weeks - Barncroft**

No comments received.

**Southern Gas Networks - stage 1**

Standard comments received - informative added.

**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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| Comment               | Officer Comment |
|-----------------------|-----------------|
| No comments received. | N/A             |

**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 matters

(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 proposed works consist of the construction of a two-storey side extension to the west side of the building. The side extension would result in the creation of a garage at ground floor level and a master bedroom with an ensuite bathroom at first floor level while being connected at both floor levels to the main dwellinghouse. The proposed extension would have a width of approximately 2.9 metres, a depth extending from the front building line and coming level with the existing rear elevation of the main dwellinghouse, and a height continuing the existing roof ridge line with a gable roof design. At ground floor level, the garage would be accessible from the front through a garage door with access to the rear garden through a single garden door, therefore maintaining a passage from the front to the rear of the property. At the first floor, the bedroom would be served by a window at the front elevation while a rear window would be serving the ensuite bathroom.
- 7.4 With reference to the Havant Borough Design Guide SPD, two-storey side extensions are recommended to be subservient to the main dwelling, set back from the building line and have a lower ridge height. Although the proposed extension in this application does not evidently reflect this supplementary guidance, it is noted that it would not extend out further beyond the existing front not above the existing ridge line of the property and by dint of the width judged as modest when perceived within the context and scale of the main dwelling and the neighbouring properties, it is concluded that, in this case, the design is considered subservient in appearance to the existing and acceptable on balance. Additionally, it is noted that the sitting and location of the property at the end of the terrace and closer to a different urban setting and typology significantly reduces the prominence of the side extension when viewed from the public realm. Therefore, it is deemed that the proposed two-storey side extension would not result in a detrimental impact to the character of the main dwellinghouse and would have a limited and acceptable impact on the streetscene and the character of the area.
- 7.5 The proposed development also includes the construction of a front porch as part of other alterations to the front main elevation including the installation of a canopy pitched roof at ground floor ceiling level. The porch would be protruding by approximately 1.5 metres from the front elevation with a width of approximately 3 metres and would include a side window on the west elevation, a window on the front elevation with an access door at the east elevation. The proposed canopy roof would have a mono pitch style leaning to the front and would be protruding by approximately 1.73 metres. By dint of the scale of the porch and the proposed canopy roof, and noting that similar works have been conducted in the neighbouring area, it is considered that this proposed porch and alterations at front elevation are acceptable and would not be harmful to the character of the dwellinghouse and the neighbouring area.

- 7.6 The proposal also involves a proposed new cladding at all elevations of the main dwellinghouse and proposed side extension aimed for improvement and ensuring watertightness. The proposed cladding would be of a fireproof composite cladding of an old English white creamy-grey colour with a timber grain effect. By dint of the varied elevations' materials in the neighbouring properties within the streetscene and the proposed texture and colour in comparison to the existing, it is considered that this alteration would be an improvement to the appearance while in keeping with the context of the main dwellinghouse and would have a limited and acceptable impact on the visual amenity of the locality.
- 7.7 Considering the existing property location, design as well as the neighbouring area's appearance, gaps and siting, it is deemed that the proposed works are appropriate on balance and would not result in an adverse impact on the character of the dwellinghouse and the visual amenity of the locality, responding to the requirements of Havant Borough Design Guide SPD and Policy CS16 of Havant Borough Local Plan Core Strategy (2011).

(iii) Effect on neighbouring properties

- 7.8 The proposed two-storey side extension would be sited at the western side of the property, thus the closest property to the development would be at No.128 Park Lane.
- 7.9 Based on the updated block plan provided by the agent, and observation notes from the site visit it is also noted that the property at No.128 Park Lane is sited at an angle vis-à-vis the application site with its closest part to the proposed extension located at approximately 5.85 metres and being a conservatory, while there would be no side windows facing the adjacent property. Additionally, by dint of the orientation and the siting of the main dwellinghouses, it is considered that although the proposed side extension is close to the boundary line with a proposed rear window at the first floor, the level of overlooking would not be materially different from the established level by the existing rear windows. Consequently, it is deemed that the proposal would not result in a harmful impact of overbearing, overshadowing, overlooking, loss of privacy or daylight to this neighbouring property.
- 7.10 It is considered that the neighbouring properties located at the front, rear and east side of the application site are positioned at a sufficient distance to avoid any harmful impact from the proposed development.
- 7.11 In regard to the proposed porch and alterations at the front elevation, although the proposal includes the creation of a side window, a front window and a side access door, when considering the scale of the proposed works, it is deemed that the neighbouring properties are located at a sufficient distance to avoid any detrimental impact of overshadowing or overlooking resulting from the proposed porch and alterations and that the structure would not appear overbearing vis-à-vis the adjacent properties. It is noted that the west side boundary fence of approximately 2 metres high would provide a sufficient screen to the development.
- 7.12 Considering the scale and the amount of the proposed development, as well as the position vis-à-vis the existing boundaries and the existing buildings, it is deemed that the proposal would not result in a detrimental impact on the residential amenity of the neighbouring properties. In conclusion, the proposal does not appear overbearing or lead to loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking matters

- 7.13 The proposed works would result in an additional bedroom at first floor level, leading to a total of four bedrooms at the property. With regard to the guidance cited in the Havant Borough Council Parking SPD, a minimum of three parking spaces with the curtilage of the property would be required. It is noted that the proposed garage dimensions are deemed substandard for a garage car parking space when assessed against the Parking SPD. The submitted parking plan shows a potential provision of four car parking spaces and considering that the front area of the property is entirely paved, it is deemed that the current provision of car parking spaces would be meeting the requirements of Havant Borough Council Parking SPD and Policy DM13 of Havant Borough Council Local Plan (Core Strategy 2011).

## 8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00216, 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:

AGENT CONFIRMATION OF CLADDING MATERIAL - EMAIL DATED 5 August 2024 - Uploaded 05 August 2024  
UPDATED BLOCK PLAN - Dwg No. 265 PURWAY 08 REV D - Uploaded 02 July 2024  
PROPOSED GROUND FLOOR PLANS - Dwg No. 265 PURWAY 03 REV C - Uploaded 16 May 2024  
PROPOSED FIRST FLOOR PLANS - Dwg No. 265 PURWAY 03 REV C - Uploaded 16 May 2024  
PROPOSED ELEVATIONS - Dwg No. 265 PURWAY 05 REV B - Uploaded 21 March 2024  
PARKING PLANS - Dwg No. 265 PURWAY 07 REV B - Uploaded 21 March 2024  
ROOF PLANS - Dwg No. 265 PURWAY 06 REV B - Uploaded 21 March 2024

LOCATION PLAN - Dwg No.265 PURWAY 10 REV B - Uploaded 21 March 2024

SITE PLAN - Dwg No.265 PURWAY 09 REV B - Uploaded 21 March 2024

**Reason:** To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans and correspondence, or 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.