

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 Andrew Briggs

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Neil Bowdell - Cowplain

No comments received.

Hampshire Biodiversity Information Centre

Within 50m Priority Habitat - Lowland Mixed deciduous Woodland

Within 50m SINC Outhurst/Inhurst/Beech Woods

Officer Comment: It is not considered that this domestic scale application would impact these ecological assets.

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: 2 comments from 1 household.

Comment	Officer Comment
<u>Objection</u> for the following reasons: 1. Incorrect drawings on the existing plans sheets 2. Bulky/ depth excessive rear extension 3. Loss of privacy and harmful overlooking due to proposed side doors on rear extension 4. Potential noise resulting from domestic use of the rear extension with open doors during warm weather	 The comments have been addressed in planning consideration section 7. Comments regarding potential noise related to domestic occupation and use of the proposed rear extension while opening the side doors are not material consideration in planning. This application is being assessed on its planning merits

5. Concerns over noise, disruption and dust resulting from construction works.	

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
- (v) Third-party comments

(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 development consists of multiple works involving the demolition of an existing conservatory to the rear west side of the property, the conversion of the existing garage to a store and utility room followed by the construction of a single storey rear extension and a two-storey side extension with a first floor extension above the converted garage.

7.4 The conversion of the garage would result in a new side door at the west side elevation while retaining the front garage door. The two-storey side extension would form an expansion to the kitchen at ground floor served by a rear window, and a bathroom at upper floor level part of an ensuite additional bedroom extending above the retained garage structure. The bathroom would be served by a window at rear elevation and the bedroom would be served by a window at front elevation. At front elevation the side extension would have the appearance of a first floor extension forming a continuation of the existing property with a similar roof type and roof ridge height. Considering the side extension's width of approximately 2.65 metres, a length of approximately 8.22 metres matching the original dwellinghouse west side elevation and where the main addition is recessed by approximately 1.2 metres from the front ground floor building line at first floor level, it is deemed that the proposed side extension would result in a modest increase of volume and therefore would be considered subservient to the main building. The side extension would be set off the boundary to No.2 Crystal Way and this would reduce any potential terracing effect.

7.5 The single storey rear extension would be protruding by approximately 3 metres to the rear of the existing building with approximately 5.459 metres in width and approximately 2.97 metres high with a flat roof. The extension would form a new sitting area and would be served by a window at the rear elevation and uPVC French doors at the west facing elevation. Therefore, it is considered that the proposed extensions' design and scale would result in a subservient appearance concurring with Havant Borough Design Guide SPD.

- 7.6 The windows, doors and construction materials would be matching the existing in style, design and texture. Furthermore, it is noted that similar works are existing within the neighbouring area. Consequently, it is considered that the proposed new built form and conversion would be in keeping with the original dwellinghouse and although visible from the public realm, by dint of the different gaps between existing properties within the area and some existing side extensions, it is considered that the proposal would not be out of context of the streetscene and surrounding area, thus would be acceptable on balance. It is also noted that the side extension would allow for passage from the front to rear garden along the gap between the side extension and the boundary fence at the west side.
- 7.7 Considering the existing property location, design as well as the neighbouring area's appearance, it is deemed that the proposed works are appropriate 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 side extension would follow the demolition of the existing conservatory and involve the conversion of the side internal garage with a new construction at upper floor level and at ground and upper floors to the rear part of the proposed side extension, thus the development would be at the same distance from the west boundary, approximately 900 mm closer to the south boundary, where an timber outbuilding is currently existing while not protruding further than the main rear elevation of the dwellinghouse. The proposed rear extension would be located on the south side of the property protruding by 3 metres from rear elevation and not forming a wraparound form with the proposed side extension leaving approximately 3.55 metres to the east side extension.
- 7.9 The adjacent property at No.2 Crystal Way is located at the west side of the application site. Although, it is noted that the proposed two-storey side extension would result in an additional storey above the existing garage and a side door facing this adjacent property with no side windows, it is considered that the separating distance of approximately 2.6 metres between the side elevations and the existing wooden fence would provide a partial screen to the side doors while the neighbouring property currently has an obscure glaze side window on their east elevation facing the proposal. Therefore, it is considered that the impact resulting from the proposed side extension to this adjacent property would be limited and acceptable.
- 7.10 In regard to the proposed rear extension, although it is noted that the proposed French doors would be located at the east elevation of the extension facing the adjacent property at No.2 Crystal Way, with consideration of the separating distance of approximately 3.5 metres, the angled view from the proposed doors to the rear windows elevation of the neighbouring property at approximately 16 degrees as well as the existing wooden fence at the east side boundary, it is deemed that these elements would significantly minimise the impact of the proposed extension. Furthermore, while acknowledging the slight change of levels between the two properties, it is noted that the existing conservatory has an opening door facing the adjacent property and closer to the east boundary by approximately 2.2 metres compared to the flat roof single storey proposed rear extension, therefore, it is deemed that the overlooking level would not be significantly different from the existing and a refusal of planning permission would not be justified. Consequently, the impact

on this neighbouring property is considered limited and acceptable.

- 7.11 To the south of the application site is the property at No.2 Sapphire Ridge. Although the wooden fence at the rear boundary is approximately 1.6 metres high allowing partial visibility of the proposed development, considering the existing timber outbuilding and the shed at the rear boundary, it is considered that the view from the proposed rear facing windows would be limited. Furthermore, by dint of the separating distance of approximately 9.7 metres and considering the built and gaps rhythms as well as the established views between the neighbouring properties in this area, it is deemed that the impact would be limited and acceptable.
- 7.12 The neighbouring properties located at the north side and facing the west side of the property are considered to be positioned at a sufficient distance to avoid any detrimental impact from the proposed development.
- 7.13 Given the design and size of the new built form, the position from the existing boundaries and the existing buildings, it is considered that the proposal would not have a detrimental impact on the residential amenity of these 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

- 7.14 The proposal would involve the conversion of the existing garage to a store and utility room, thus resulting in the loss of one car parking space. Considering that the property comprises 3 existing bedrooms with the proposal resulting in an additional ensuite bedroom, and in accordance with Havant Borough Council Parking SPD, a minimum of three parking spaces would be required within the curtilage of the property. Noting that the front of the property is mainly paved and considering the proposed car parking provision of three spaces shown in the proposed plans, it is deemed that the current and proposed 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).

(v) Third-party comments

- 7.15 Further to raised concerns and discussions, the agent has submitted amended plans with corrected information. Concerns regarding the potential noise and disturbance resulting from the residents' domestic use of the rear extension are separated from planning matters and therefore do not fall under planning considerations. Should a statutory nuisance arise from the use of the building or through construction activities then matters can be raised with the Councils Environmental Health team.

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/24/00361, 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:

CFA FULL 01 REV 01 AMENDED EXISTING AND PROPOSED
ELEVATIONS, FLOORS, BLOCK and LOCATION PLANS - uploaded 26 June
2024

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.