

Site Address: 31 Roman Way, Havant, PO9 3PR

Proposal: Two storey rear and single storey side extension and erection of detached garden outbuilding to be used as home office (resubmission of APP/22/00738).

Application Type: Full Planning Permission

Application No: APP/23/00631 Expiry Date: 15/09/2023

Applicant: Mr and Mrs Hardy

Agent: Mr Andrews Case Officer: Denise Sheath
SDA Planning and Architecture

Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

31 Roman Way, Havant, is a two storey semi detached property constructed with red/brown brick, with brown clay hung tiles to the first floor front elevation. The property benefits from a front

pitched roof porch to the front of the property with a single storey extension to the rear and a detached flat roof garage to the rear eastern side elevation of the property. The frontage of the

property has a hardsurfaced area leading to the porch and along the eastern side elevation to the detached garage, with the front western section of the front laid to lawn. There is a small brick wall

to part of the front boundary. The rear of the property has a block paved patio area adjacent the rear elevation, with a laid to lawn rear garden area. The boundary

treatment to the rear and rear side elevations consists of 1.8m close boarded wooden fencing.

2 Planning History

APP/22/00738 - Two storey side and rear extension, single storey rear extensions and erection of detached garden outbuilding to be used as home office. REF - 01/12/2022

3 Proposal

Two storey rear and single storey side extension and erection of detached garden outbuilding to be used as home office (resubmission of APP/22/00738).

Planning permission was refused under reference APP/22/00738 for the overbearing impact and excessive building bulk which adversely impacted on the neighbouring property to the east, No. 29 Roman Way, which was dismissed at appeal. The current proposal is materially different to that refused due to the following reasons:

- The removal of the two storey side element up to the eastern boundary, relocating the two storey element to the rear elevation only bring the extension closer to the boundary with No.33.
- A single storey flat roof side extension is proposed along the length of the eastern side elevation of the property.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

County Archaeologist

Thank you for your consultation. I am happy to confirm that I would not raise any archaeological issues.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary of Objections - 2 in total from 1 property:

No objection to rear extension providing no light is impacted during the evening.

Officer Comment: See Section 7.

Unable to use driveway if extension is constructed devaluing their own property

Officer Comment: *The development is within the curtilage of the application site - Devaluation of property is not a material planning consideration.*

The driveway is a shared driveway as listed within the property deeds

Officer Comment: *This would be a civil issue between the parties involved*

Side extension is proposed to close to the boundary. The Havant Borough Design Guide states there should be a 2m gap for development from the boundary

Officer Comment: See Section 7.

Loss of privacy from windows facing neighbouring property.

Officer Comment: See Section 7.

No guttering or down pipes should encroach onto neighbouring boundary

Officer Comment: *The agent has confirmed no guttering would encroach onto the neighbouring property and the window would be non-opening and would therefore not encroach over the boundary line.*

No similar development within Roman Way

Officer Comment: See section 7.

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

(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 property at present has a single storey rear conservatory and a detached garage. The garage is located to the rear eastern side elevation of the property. These two elements are proposed to be demolished prior to the erection of the proposals listed below.

Two Storey Rear Extension:

7.4 This element of the proposal relates to a proposed two storey rear extension which will be located to the rear south-eastern elevation. The proposed two storey extension have a depth of 4m; a width of 4.8m with a hipped roof design with an eaves height of approximately 5.5m, a maximum height of approximately 7.1m, with the ridge line of the roof of the extension 1m lower than the ridge of the main dwellinghouse. The proposed extension would be constructed with brick and hanging tiles to match the existing property. This part of the proposal would not be readily visible from the public realm due to its location to the rear of the site

Single storey rear extension

7.5 There is a single storey flat rear extension proposed to the southern rear elevation. This extension would have a depth of 4m and a width of 2m attaching to the side wall of the rear two storey element, the maximum height of this extension would be 3.2m. This proposed single storey element would be up to the shared boundary with No.33 who benefits from a single storey flat roof extension. This element of the proposal would not be visible from the public realm due to its location at the rear of the property and would be constructed with face brick to match the existing materials of the host property. It is therefore not considered that this element of the proposal would have a harmful impact upon the host dwelling or the character of the streetscene.

Single storey side and rear extension to eastern elevation

- 7.6 A single storey flat roof extension is proposed to the eastern side elevation. This proposed side extension would be flush with the front elevation and have a width of 2.4m; a depth of 14.8m, the rear elevation of the extension would have a width of 2.7m with a depth 3.7m attaching to the rear elevation of the two storey extension. The height of the proposed side extension would be 2.8m from the front for 6.7m then the flat roof height would increase to 3.2m in height. The proposed extension would be built up along the shared eastern boundary. The rear protruding element of the side extension would replace the existing single storey detached garage along this elevation.
- 7.7 Although the proposed extension would be up to and adjacent the eastern side boundary it would be adjacent to the existing detached garage within the boundary of No.29 and would not have a greater height or depth than the existing garage to be demolished. The proposed side extension would be visible from the streetscene of Roman Way, it is considered that there would be no adverse effect on the character of the area as a result of this single storey side element.

It is noted that planning approval has been granted to No.25 Roman Way (APP/21/00725) for single storey side extension, therefore it has been accepted by the LPA that a single storey development to the side elevation of the properties within Roman Way is acceptable.

- 7.8 The fallback position is that a single storey side extension could be built within the permitted development criteria without the requirement of planning permission, along the width of the dwellinghouse. If permission was refused the applicant has advised that they would build the side extension along the width of the dwellinghouse under permitted development rights, which could not link into the proposed rear extension without planning permission. As stated above, the rear extension is acceptable, therefore having regard to the fall back position, which the LPA has been advised would be implemented if a refusal was forthcoming, the side extension is considered to be acceptable, on the individual merits of the case.

Erection of an Outbuilding:

- 7.9 The final element of the proposal is for the erection of a detached outbuilding along the rear eastern boundary. The proposed use of the outbuilding is a home office and would have the following dimensions, a width of 8m, a depth of 3.4m with a flat roof with a maximum height of 2.4m. The materials to be used in the construction include timber cladding to all the elevations. Due to the location of the proposed outbuilding it would not be readily visible from the public realm.
- 7.10 The design and appearance of the proposed outbuilding and single storey rear extensions are deemed appropriate in context to the dwellinghouse and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that these elements of the scheme would not result in an adverse impact on the visual amenity of the locality

(iii) Effect on neighbouring properties

7.11 The property most likely to be impacted by the development are the adjoining semi and No. 29 Roman Way. Due to the separation distances the proposal would not impact on the residential amenity of properties to the front and rear of the dwellinghouse.

7.12 The proposed two storey element of the extension would have a 2m distance to the boundary to the adjoining property to the west (No.33 Roman Way). There are to be no windows within the first floor side facing elevation of this extension. The single storey element which is along the shared boundary will have an approximate 1m greater depth than the single rear storey extension within No.33. The single storey flat roof extension along the eastern boundary would have an approximate 6.3m distance to the shared boundary with No.33 and would be partially screened by the boundary treatment consisting of 1.8m close boarded wooden fencing. It is not considered these elements of the proposal would have a harmful or negative impact upon this neighbouring property with any impact considered minimal and acceptable.

7.13 The proposed two storey element of the extension would have a 2m distance from the shared boundary with the neighbouring property to the east (No.29 Roman Way). No windows are proposed within the side facing element of the two storey extension, this should alleviate any over looking and loss of privacy concerns. It is therefore considered that the impact from the two storey extension upon this neighbouring property would be limited and acceptable.

7.14 As to the two storey scale of the proposal this has been set back in from that refused, which was adjacent to the boundary. By setting it back it removed the overbearing impact and excessive building bulk which adversely impacted on the neighbouring property to the east, No. 29 Roman Way.

7.15 As to No. 33 and the 2 storey element, Ground Floor and First Floor Plans have been submitted in which a 45 degree light test has been undertaken in accordance with Havant Borough Council's Design Guidance to assess the impact of the proposed extensions upon the adjacent neighbouring properties (No.29 & No.33). The assessment shown that the proposed two storey and single storey extensions would meet the acceptable requirements set out within the Havant Borough Council Design Guide and would not adversely impact on residential amenity.

7.16 Although the single storey side/rear element along the eastern and south eastern elevation would reduce the gap between the application site and No.29 at ground floor level it is not considered that the proposed extension would be dominant or be overbearing. There will be a 2m distance from the proposed extension to the side facing elevation of No.29. The protruding rear element of the side extension would not have a greater impact to the neighbouring property to the east than what is existing from the current detached garage which is to be demolished. A window is proposed within the ground floor elevation of the extension facing the side elevation of No.29. This window would serve a shower room and would be obscurely glazed and fixed shut, with a condition to this effect recommended. It is therefore considered that any impact from the single storey rear/side extension upon this neighbouring property would be minimal and acceptable.

7.17 The proposed outbuilding adjacent to the rear south eastern boundary would have a significant distance to the facing elevations of the adjoining neighbouring properties, and would be partially screened by the boundary treatment of 1.8m close boarded wooden fencing. It is considered that this element of the proposal would have a minimal and acceptable impact on the adjacent neighbouring properties.

7.18 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).

(iv) Parking

7.19 The proposed extension would create an additional bedroom taking the property from a 3 bedroom property to a 4 bedroom property. In order to comply with the Borough's Parking SPD three parking spaces are required to be provided onsite. The proposal Block Plan has shown there is sufficient space to the front of the property for the parking of 3no. vehicles therefore the works are considered to be acceptable and accord with the SPD.

8 Conclusion

8.1 The proposed developments are 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/23/00631 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:

Application Form - Received 10 August 2023
Location Plan, Existing and Proposed Block Plan - Received 12 September 2023
Proposed Floor Plans - Received 12 September 2023
Proposed Elevations - Received 12 September 2023
Proposed Front 3D Views - Received 12 September 2023
Proposed Rear 3D Views - Received 12 September 2023
45 Degree Ground Floor Plan - Received 12 September 2023

45 Degree First Floor Plan - Received 12 September 2023
Proposed Outbuilding Floor Plans and Elevations - Received 12 September 2023

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, 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.

- 4 The window at ground floor level in the eastern elevation of the proposed single storey side/rear extension shall:-

(i) fixed shut, and shall be maintained in that condition at all times;

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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

- 5 The development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.