
Site Address:	4 Pembury Road, Havant, PO9 2TS		
Proposal:	Two storey rear extension with internal alterations. Bay window to front.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00446	Expiry Date:	07/07/2023
Applicant:	Holt and Holly		
Agent:	Mr Prior	Case Officer:	Joseph Toole
	Forty Four Design Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

4 Pembury Road, Havant, is a two storey detached property located to the north side of Pembury Road. The property comprises of brickwork and roof tiles. Vehicular access is from Pembury Road with parking to the front.

The property is located within a residential area with surrounding properties of similar style and design.

2 Planning History

96/62044/000 - Conservatory to rear, PERM,03/10/1996

3 Proposal

The proposal would involve a bay window to the front and the removal of the existing conservatory and part of an existing two storey side/rear extension and the erection of a new two storey rear extension. It would be used as a kitchen and dining room on the ground floor and bedroom and en-suite on the first floor. The existing two storey side/rear extension would be remodelled to provide a utility and study at ground floor and bathroom at first floor.

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gillian Harris

No Comment.

Councillor Imogen Payter

No Comment.

Councillor Phil Munday - St Faiths

No Comment.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 would have red/brown brickwork and roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse and character of the area.

- 7.4 Part of the proposed works would be visible from the street scene, however due to its modest change it is not considered to have an adverse impact on the character of the area. The proposed two storey extension would not extend above the existing ridge height of the host dwelling and due to its size and use of design features which pick up from the host dwelling is considered to appear appropriate in character with an acceptable level of retained amenity space. It is worth noting a number of properties within the locality have carried out two storey rear extensions of similar style and larger. Therefore, the proposed works are considered to be inkeeping with the character of the area.
- 7.5 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

- 7.6 To the front there would be a new bay window within the lounge. This is not considered to have an adverse impact on any of the surrounding properties.
- 7.7 On the east side facing No.2 Pembury Road the proposed roof alterations and two storey rear extension are not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. There would also be some window alterations on this side with two windows on the ground floor serving a study/bedroom and a utility room and one window on the first floor serving a bathroom. In terms of the windows on the ground floor they would be screened by the existing boundary treatment and thus are not considered to cause harmful overlooking. In terms of the first floor bathroom window this would face first floor windows to No.2; therefore if permission is forthcoming a condition for this window to be obscurely glazed and non opening below 1.7 metres in floor level would be recommended.
- 7.8 On the west side facing No.6 Pembury Road the proposed two storey rear extension would go along the shared boundary. Due to its modest depth, existing boundary treatment and orientation it is not considered to appear overly overbearing or result in the harmful loss of light to the neighbouring occupiers at No.6. There would be a new window placed in the existing property serving a bedroom. This would face out onto the flank wall of No.6 and thus is not considered to cause harmful overlooking.
- 7.9 Due to the distance from the properties to the rear the proposed works are not considered to appear overbearing or result in the harmful loss of light. On the ground floor there would be bi-folding doors serving the kitchen and dining room and a door serving the utility room. This would face out onto the rear garden which is screened by the existing boundary treatment and is thus not considered to cause harmful overlooking. On the first floor there would be windows serving an en-suite, bedroom and wardrobe. These views are considered to be expected within a residential area and similar to the views already present on site and thus are not considered to cause harmful overlooking to any of the neighbouring properties.
- 7.10 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.

(iv) Parking matters

- 7.11 The proposed works would increase the number of bedrooms from 3 to 5 therefore 3 car parking are required to be provided on site according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this, therefore the development would comply with Policy DM13 of the Havant Borough Core Strategy (2011).

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/23/00446 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:

Location Plan

Block Plan, Existing and Proposed Elevations - 202.01

Existing and Proposed Ground Floor Plans - 202.02

Existing and Proposed First Floor Plans - 202.03

Existing and Proposed 3D Plans - 202.04

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extensions hereby permitted the window in the first floor on the east elevation facing No.2 Pembury Road shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent); shall be non opening below 1.7 metres in height above finished floor level; and shall be retained as such thereafter.

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.