
Site Address:	59 Hillmead Gardens, Havant, PO9 3NN		
Proposal:	Rear single storey extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00965	Expiry Date:	29/12/2023
Applicant:	Mr Mackney		
Agent:		Case Officer:	Robert Riley
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site, is a two storey semi-detached dwellinghouse located on the west side of Hillmead Gardens . The dwellinghouse contains a paved driveway fronting onto Hillmead Gardens, with the application site containing a front and rear garden. The property's materials are yellow brickwork and a white render design as its external walls, and brown concrete tiles in a pitched gable design for its roof.

The application site is in an area that could be described as both urban and residential, with the character of the road featuring orange and yellow brickwork designs, with some dwellinghouses featuring render designs.

2 Planning History

APP/10/00497 - Outline application for the erection of 92No. open market and affordable dwellings comprising 4No. 1 bed flats; 5No. 2 bed flats; 26No. 2 bed houses; 48No. 3 bed houses; 9No. 4 bed houses; new pumping station; new vehicular access from Brooklands Road including demolition of 2No. dwellings; and new pedestrian and cycle accesses onto Scratchface Lane and Portsdown Hill Road. , REF,22/06/2011

APP/13/00102 - Variation of Condition No. 21 of Planning Permission APP/12/00612 to permit phased construction of estate roads., WD,18/04/2013

APP/13/00821 - Discharge of Condition No/s 15 and 27 and partial discharge of Condition No/s 23 and 39 of Planning Permission APP/13/00103, ,25/10/2013

APP/14/00104 - Discharge of Condition No24 (part) and Condition No23 (remainder) relating to Planning APP/13/00103., PERM,25/03/2014

APP/14/00134 - Display of 3No. freestanding stack advertisements (2 arranged in 'V' formation) and 2No. flags, located at Brooklands Road and Portsdown Hill Road., PERM,04/04/2014

APP/13/00103 - Variation of Condition 47 of Planning Permission APP/12/00612 to allow for a revised layout for the approved scheme, including change to house types comprising 2No. 1 bed flats, 7No. 2 bed flats, 27No. 2 bed houses, 48No. 3 bed houses, 8No. 4 bed houses; and garage/parking amendments (Approved 15/07/13). Request to Discharge Condition No. 29 (21.06.16), PERM,15/07/2013

APP/14/00953 - Discharge of Condition No/s 4, 11 and 32 of Planning Permission APP/13/00103., PERM,10/10/2014

APP/15/00130 - Discharge of Conditions 23, 24 and 25 of Planning Permission APP/13/00103., PERM,20/02/2015

3 Proposal

The proposal to the application site, involves one element:

- Rear single storey extension.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comment received

Councillor Liz Fairhurst - Bedhampton

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: 12

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

(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

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

7.3 The proposal would replace an existing single storey conservatory , to the rear of the site, which would not be readily visible from the public realm.

Dimensions

7.4 The proposed width of the rear extension would be approximately 5 metres which is approximately the same as the existing width. Reflecting the lack of change to the width this is considered acceptable in principle.

7.5 The proposed depth of the rear extension would be approximately 2.6 metres. Regarding the depth of the proposed rear extension, it would be approximately the same as the existing depth of the conservatory as it would be approximately 2.6 with the existing depth being approximately 2.6 metres. Therefore the proposed depth would not present any issues and is considered acceptable

- 7.6 The proposed height of the extension to the eaves would be approximately 2.3 metres, with the proposed height rising to approximately 3.6 metres. The proposal at its highest point would be approximately 1.1m higher than the conservatory. This is considered acceptable, as the scale of the existing structure would not be significantly increased, and would be reflective of the single storey rear extension on the adjoining semi, and therefore would not impact on the character and appearance of the locality.

Materials

- 7.6 The proposed materials would be white render to form the external walls of the proposed extension. This is considered appropriate and in keeping with the dwellinghouse, which is partially rendered which would not be readily available from the street scene. Additionally, there is existing render design on the road with No.47 being formed of grey render for its external walls.
- 7.7 The proposed materials to form the roof of the proposed extension would be brown slate selotex tiles, this would be in keeping with the existing dwellinghouse and therefore acceptable.
- 7.8 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

- 7.9 To the northern and southern sides of the application site are properties at Nos 58 and 60 Hillmead Gardens, the latter being the adjoined semi. Due to their proximity, the main impact to assess would be in regard to these two properties.
- 8.0 Regarding No.58 Hillmead Gardens, the proposed extension would be approximately 3.6 metres from the common boundary fence, with garages in between, this would be approximately the same separation distance with the existing conservatory. Due to the separation distance and the garages the increase in height of the extension would not impact on the amenity of the occupiers of No. 58 Hillmead Gardens.
- 8.1 Regarding No.60 Hillmead Gardens, this benefits from a single storey rear extension which is of a similar height and depth as that of the proposal, abutting up to the common boundary. The proposal would abut up to the neighbouring extension, which due to its similar size, would not impact on the residential amenity of the occupiers of No. 60. It is noted that no objections have been received in respect of the proposal.
- 8.2 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.

9 Conclusion

- 9.1 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/23/00965 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:

EXISTING & PROPOSED BLOCK, ELEVATION
LOCATION PLAN
EXISTING & PROPOSED BLOCK PLAN
EXISTING & PROPOSED EAST WEST ELEVATIONS
EXISTING & PROPOSED FLOOR & ROOF PLANS
EXISTING & PROPOSED NORTH SOUTH ELEVATIONS
EXISTING PERSPECTIVES
PROPOSED PERSPECTIVE 1

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.