
Site Address: 4 Penk Ridge, Havant, PO9 3LU
Proposal: Erection of rear extension including raised platform and rear outbuilding.
Application Type: Full Planning Permission
Application No: APP/23/00153 Expiry Date: 18/04/2023
Applicant: Mr Freeborn
Agent: Mr Potter Case Officer: Ikrame Essalih
 James Potter Associates
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

4 Penk Ridge, Havant, PO9 3LU

4 Penk Ridge, Havant is a two storey semi-detached dwellinghouse, with accommodation in the roof space, constructed in red brick with hanging tiles cladding and elements of render, and a brown roof tiles with two dormer windows, one at the front and one in the rear. The property has a detached rendered garage to the rear eastern side. The garden is gently sloped towards the rear of the site with third of it being paved. Stairs are used to access the garden.

The site is located at the end of Penk Ridge street in the south side.

The surrounding area is residential in character with properties of similar style and design and others differing.

2 Planning History

No relevant planning history.

3 Proposal

Erection of rear extension including raised platform and rear outbuilding.

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)

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 D Guest

No comments received.

Councillor Liz Fairhurst - Bedhampton

No comments received.

Councillor Mark Inkster

No comments received.

Southern Gas Network

No comments 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: 9

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

7.3 The proposal consists of a construction of a single storey rear extension and includes replacing the conservatory, toilets and storage room with an extended kitchen, building a raised platform with new access to the garden instead of the existing stairs, rebuilding the garage and converting it to a workshop and storage room. The façade treatment would be in render and the gazing used to replace the previous openings is in proportion. These changes are considered in keeping with the context of the main house.

As the proposed development is located to the rear of the property, it is considered to have a limited impact on the street scene and character of the neighbourhood.

Overall, 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

- 7.4 The adjoining neighbouring property at No.2, on the west side, benefits from a rear extension and a raised platform. The new proposal would only project by 1 metre further than the adjacent extension and providing a privacy screen on the west side of 1.8m of height. Furthermore, it would be recommended that the privacy screen is subject to a condition. Therefore, it would not result in any significant loss of sunlight or privacy to the neighbouring property.

On the other side, the adjacent property at No.6 has an existing garage which along with the proposed workshop would provide a screen. There would be a window in the proposed workshop on the east side, however in light of the existing conservatory in place, the level of potential overlooking wouldn't be materially different than the existing level.

In terms of impact on the property on the south, it is considered that it is sufficiently distant to have any harmful impact.

Given the nature and scale of the new built and the existing boundaries between the proposed constructions and these neighbouring properties, it is considered that the proposal would not have any adverse impacts on the residential amenity of these neighbouring properties. Furthermore, the new raised platform would have a 1.8m privacy screen which would also be subject to an obscurity level condition. Therefore, the proposal does not appear overbearing or lead to loss of privacy or overlooking, loss of light or outlook, 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). It is noted no letters of objection were received with respect to the scheme.

- 7.5 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.

8 Conclusion

- 8.1 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00153 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:

22064-PL-101 REV A BLOCK AND LOCATION PLAN
22064-PL-102 REV A PROPOSED AND EXISTING GROUND FLOOR
PLANS
22064-PL-103 REV A PROPOSED AND EXISTING FIRST FLOOR PLANS
22064-PL-104 REV A PROPOSED AND EXISTING LOFT PLANS
22064-PL-106 REV A PROPOSED ELEVATIONS PLANS

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 approved plans, prior to first occupation of the extension / building hereby permitted the balustrade on the western side of the raised platform shall be fitted with glazing, to a height of no less than 1.8m above finished floor level, shall be obscured to a level of no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and 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.