
Site Address: 4 Queen Annes Drive, Havant, PO9 3PG
Proposal: Erection of single storey rear extension, single storey front extension and raised patio to rear
Application Type: Full Planning Permission
Application No: APP/22/00555 Expiry Date: 27/07/2022
Applicant: Mr Sodeau
Agent: Mr A Brown Case Officer: Tina Pickup
 Dwell Design
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a two storey semi detached dwelling located on the north side of Queen Anne's Drive, at its junction with Roman Way. It is an unusual siting and layout in that the side of the application dwelling is effectively attached to the rear of number 1A Roman Way and each have principal elevations facing different road frontages. The application site, number 4, is constructed of cream painted render beneath a hipped, dark tiled roof, including a chimney on the rear roof slope. It has a central entrance door with porch roof above, set back from Queen Anne's Drive behind a low wall with evergreen hedge. Vehicular access is taken at the western end of the site, adjacent number 6, where there is a small garage and hard standing for the parking of about 2 cars.
- 1.3 To the rear, there is a separation of some 5.5m to the northern boundary which in turn comprises the side boundary of number 1 Roman Way. The land slopes slightly up to the north, such that number 1 is set slightly higher than the application dwelling. This property is detached and has a galley kitchen with main kitchen window over its sink in this southern elevation facing the application site.
- 1.4 The attached dwelling, number 1A fronts Roman Way and as such the rear of its single storey attached garage forms the north eastern boundary of the application site. Number 1A also projects further south than the principal elevation of the application site, such that its rear elevation forms a flank wall partially enclosing the sites front garden area.
- 1.5 The site is also opposite the vehicular access into the car park of St Nicholas' Church. Otherwise the area is characterised by traditional detached two storey dwellings.

2 Planning History

None relevant

3 Proposal

3.1 Erection of single storey rear extension, single storey front extension and raised patio to rear

3.2 During the course of determining this application, lengthy negotiations have taken place regarding the height and scale of the rear addition, which was originally submitted as a two storey extension, but has subsequently been revised to a single storey extension only.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

n/a

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

5 Statutory and Non Statutory Consultations

Southern Water

Plan provided showing foul sewer close to western boundary under garage;

Exact position of the foul sewer must be determined before layout is finalised; the 225mm diam gravity sewer requires 3m clearance.

No new development or planting within 3m of external edge of the sewer; no soakaways, swales, ponds, watercourses etc within 5m; all existing infrastructure should be protected during construction.

If any sewer found during construction, an investigation will be required to ascertain its ownership;

Formal application required for any new connection; where surface water being discharged to network, should follow part H3 of Building Regs and encourage reuse.

Officer Note

Development is at least 10m from location of sewer so unaffected by this proposal.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

No further letters received on re-consultation of amended plans

Comment	Officer Comment
The original plans/proposals reviewed with the owner seemed fine. These plans are different and the north elevation would definitely have detrimental effects and impacts on views / light / air and space from our back steps and garden (possibly kitchen). I object to the plans for the north elevation, as submitted and would like them changed, once an amicable solution is found.	Noted - based on original two storey proposal See section 7 below

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 front extension would involve an L shaped addition having two separate pitched and hipped roofs, thus with a small section of valley between. But this design solution keeps the roof height and bulk to a minimum and provides an appropriately traditional appearance on the front elevation in street scene terms, where hipped pitched roofs prevail. The proposed front addition would sit back-to-back with the blank rear elevation of the attached dwelling 1A. The agent has confirmed that there would be no attachment to the neighbours elevation or overhang of foundations etc. and as such the Certificate A submitted is correct. This development would need to be subject to the separate Party Wall Act, which the agent is aware of.

7.4 The front extension would be set back slightly behind the front facade of number 1A and as such would not be overly prominent or dominant in street scene terms. It is also proposed to clad the first floor of the dwelling, but the ground floor would be a mix of render and brick plinth to match existing.

7.5 The single storey rear extension would only be obliquely viewed from Queen Anne's Drive and would appear subservient to the main two storey west elevation.

7.6 Overall the change to external appearance, and the scale and design of the proposed extensions, is considered sufficiently sympathetic and appropriate to the host dwelling and character of the area, 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

- 7.7 As originally proposed the two storey rear extension was considered to have an adverse impact on the light available to, and outlook from, the main kitchen window of number 1 Roman Way to the north. The proximity of the two storey wall to this window was considered to have an enclosing and overbearing effect, detrimental to the amenity of the occupiers of this dwelling. Following lengthy negotiations and various alternative schemes, the plans have been amended to propose a single storey rear addition only.
- 7.8 The amended single storey rear extension would be sited 1m from the shared boundary, and due to the level difference, the eaves line would be approximately aligned with the neighbours kitchen window, with the roof sloping away. As such light would still be available to this window above the extension, and outlook would be compromised less. The amended scheme is therefore considered to have overcome the previous concerns and would have minimal impact on the amenity of the occupiers of number 1 Roman Way.
- 7.9 The rear elevation of 1A Roman Way, which forms the north-eastern boundary of the site, is entirely blank with no openings. Therefore the single storey additions would be screened from the occupiers of this dwelling and have no impact.
- 7.10 The development also includes provision of a patio outside the rear extension. This would be laid at a level to join to the extension, which would be nominally natural ground level, but due to the slope of the site, parts of it are likely to exceed the permitted development criteria of 0.3m, hence its inclusion within this application. The northern boundary adjacent the proposed patio area is well screened with mature planting and it is considered unlikely that the patio or its use would have any adverse impacts on neighbouring amenity over and above the use of the existing garden area.
- 7.11 Overall, it is considered that the amended proposal will not appear overbearing or lead to loss of light or overlooking, and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no further letters of objection were received with respect to the revised single storey scheme.

(iv) Parking

- 7.12 A 4th bedroom is created within the existing loft space, but this would be achieved via permitted development roof lights only. The development that requires permission is single storey and creates additional living space only. The site has on site parking for 2 vehicles, and there is no proposal to enlarge this to provide a 3rd space. However it is noted that there are no parking restrictions (double yellow lines) in the road, and given the development that requires permission does not trigger the need for an additional space, it is considered unreasonable to condition the provision of a 3rd on site space.

8 Conclusion

- 8.1 The scale, siting and design of the amended proposal would have limited and acceptable impact on the neighbours 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/22/00555

(A) 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:

Proposed Site Plans Drawing Number 21037 (PL)03 Rev D

Proposed Plans Drawing Number 21037 (PL)04 Rev E

Proposed Elevations Drawing Number 21037 (PL)05 Rev F

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.