
Site Address: 17 Parkside, Havant, PO9 3PJ
Proposal: Demolish existing garage and rear conservatory and replace with single storey rear and side extension, new storm porch to the front.
Application No: APP/20/01030 Expiry Date: 24/12/2020
Applicant: Mr & Mrs Benfield
Agent: Mr Bessant Case Officer: Selina Donophy
 JB Architecture
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the east side of Parkside, Havant. This property is of red brick construction with hanging tiles to the principle elevation and it has a hipped roof symmetrical to the adjoining property, no 19. It has an existing rear extension and a detached garage set back towards the rear which is served by a hardstanding with parking space for two vehicles.

Due to coronavirus it has not been possible to undertake a site visit for this application, therefore this recommendation has been made with aid of photographs supplied by the applicant.

2 Planning History

None relevant

3 Proposal

Demolish existing garage and rear conservatory and replace with single storey rear and side extension, new storm porch to the front.

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)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Gary Robinson
No comment

Councillor Kenneth Smith
No comment

Councillor Mark Inkster
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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 This proposal comprises a storm porch to the front elevation and single storey side and rear extension following the demolition of the existing garage. The storm porch to the front would have an overhanging, pitched roof and would project forward from the principal elevation by approximately 1.5 metres . It would include a window to the north elevation and entrance door to the front. The side extension would be set back behind the front elevation wall by approximately 4.8 metres and would have a monopitched roof with an eaves height of approximately 2.6 metres and maximum height of 3.6 metres. The existing garage, which is currently located alongside the detached garage at no 15 would be demolished and the extension would come back to around 3/4 of the depth of the garage located at no 15. The extension would , however come forward of the previous garage siting , with a total depth of approximately 9.5 metres . This would comprise 3 velux rooflights to the side roofslope and a window and door to the rear, with the space providing a garage, utility and wc internally.
- 7.4 Infilling the space where the side extension would project back beyond the rear elevation wall, a rear extension is proposed, following the demolition of the existing conservatory. This would project back beyond the rear elevation wall by approximately 6 metres with a flat roof coming to a height of approximately 3.3 metres. It would include large bi-folding doors to the rear and would create a family room with a roof light set in the flat roof. Materials proposed to all elements of the extension works proposed include concrete tile and brickwork, both to match the existing materials .
- 7.5 The general pattern of development along Parkside consists of semi-detached pairs and many of the properties feature single storey development to the space retained between the pairs, many of which feature the original garages set back towards the rear, however some with garages/single storey side extensions set further forward. This proposal would be set back from the principal elevation with the roof slope in keeping with the hipped roof design of the main roof. The materials would also be consistent with that of the main property and therefore this proposal is considered to be generally subservient in design and is not judged to cause harm to the character of the area .
- 7.6 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

- 7.7 To the north of the application site is no 15 Parkside which has a garage set back alongside the existing garage at no 17 which would be demolished to make way for this proposal. No 15 has two windows and a door located on the south (side) elevation which serve a hallway and a kitchen. Although the building line will evidently become closer as a result of this proposal, set alongside the boundary, it is judged that the proposed extension wouldn't greatly impact these windows any more than the existing situation with the existing two storey elevation wall. The eaves would be set relatively low, with the monopitched roof sloped away and there would be no windows views back towards no 15.

- 7.8 To the south of the application site is no 19 Parkside. The proposed rear extension , following the demolition of the existing conservatory would step out beyond the rear extension wall at no 19 by approximately 1.9 metres. Due to the close proximity to the boundary this total depth is judged to be the maximum that could be achieved before infringing upon the 45 degree line taken from the midpoint of the rear door at no 19 . For this reason this proposal is not considered to cause significant harm to the amenity of the neighbouring property.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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 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/20/01030 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:

01A Existing and proposed floor and site plan
03A Proposed elevations

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.