
Site Address:	6 Blenheim Gardens, Havant, PO9 2PN		
Proposal:	Two storey side extension.		
Application No:	APP/20/00721	Expiry Date:	14/10/2020
Applicant:	Mr & Mrs N Perry		
Agent:	Mr S Male	Case Officer:	Bee Crawford
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property situated on a corner plot, with a detached garage to the rear. It has a brown tiled pitched roof and elevations of red multibrick and white render at first floor. The site is level with open vehicular access to the front leading to a shingle parking area. The rear garden is mainly laid to lawn with an area of raised decking, enclosed with a 1.8 metre high hedge and fencing up to a height of 1.8 metres. There is open vehicular access to the garage at the rear via a concrete drive.
- 1.2 The adjoining two storey semi-detached property is to the east, the side aspect and rear garden of a two storey detached property is to the rear beyond two garages, and two storey detached properties are opposite and to the west. The area is of medium density with modern two storey detached and semi-detached houses of similar age, different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey side 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

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

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

Havant Borough Pre Submission Local Plan 2036
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

None.

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: 1

Comment	Officer Comment
Having an extension that big on the end of the terrace in my opinion would obscure the view of traffic coming round the sharp bend, which people drive around too fast and is already a potentially dangerous corner. Also, too many hedges have been cut reducing wildlife in the area. Needless to say most of the hedge would be destroyed.	See section 7.
So, in my opinion if permission is granted it should be on the basis of leaving the hedge intact, reduce the size of the extension and there being no more security lighting as the light pollution here is ridiculous. If there is the lightest bit of wind at night its like daylight, which again is no good for the wildlife. It's not as if it is on a corner of the road, its on a very sharp bend on	See section 7.

the road.	
Reduced working hours should be implemented as well because of the noise pollution. 8 to 4 is plenty. Work traffic would also be an issue as far as parking is concerned with the amount of cars already parked on the road, not to mention deliveries skip's etc.	See section 7.

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 property is situated on a bend in the road and the proposed two storey extension would be highly visible from the public realm. The original scheme was for an addition with a width of 4 metres and depth of 8.7 metres. Following officer concerns about the size, scale and massing of the two storey extension together with the proximity to the existing hedge boundary, amended plans were submitted on 2 November reducing the width of the extension to 3.3 metres, consequently increasing the distance to 2.6 metres from the front corner of the proposal to the side boundary. In order to preserve the character of the area, a condition is recommended for the existing hedge to be retained.

7.4 The revised scheme is for a two storey side extension with a width of 3.3 metres, depth of 8.7 metres with a pitched roof to match the eaves height of the existing dwelling and a ridge height of approximately 6.85 metres. It would be set back 0.4 metres from the front elevation of the property. The resulting extension would provide a generous amount of additional accommodation with an enlarged kitchen, study and utility room at ground floor and an enlarged third bedroom and additional fourth bedroom at first floor.

7.5 It is judged to meet the advice set out in the adopted Borough Design Guide, and is deemed to be subservient to the main dwelling by virtue of the reduced width, being set back from the building line and having a lower ridge height.

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

Impact on 8 Blenheim Gardens - side/east

- 7.7 This property is situated to the east, adjoining the application site. The proposed extension would not project beyond the existing rear elevation of number 6 and would be approximately 6 metres from the boundary with this property. Although there is a new first floor window in the rear elevation of the extension, it is judged that this would not result in any unacceptable additional overlooking to the rear amenity area of this property.

Impact on 3, 5 and 7 Blenheim Gardens - side/west

- 7.8 These properties are situated to the west of the site on the other side of the road. There are two windows in the western elevation of the proposal, however the ground floor window will be screened by the existing hedge and the first floor window is to serve an en-suite and will be obscurely glazed. Furthermore, the front elevations of these properties are approximately 20 metres away and it is therefore considered the scheme would not have a harmful effect on these properties.

Impact on 4 Blenheim Gardens - rear/south

- 7.9 This property is situated to the rear of the site, beyond the adjoining block of two garages. The side elevation of this property is 15 metres from the rear elevation of the proposal with the garage block in between. Whilst there is a window and french doors in the southern elevation of the extension, any potential overlooking would be to the front garden of this property which is not deemed to be the primary amenity area for the occupiers of this property. The impact is therefore considered to be acceptable in planning terms.

Impact on 1 Blenheim Gardens - rear/west

- 7.10 This property is situated to the rear of the site to the west on the other side of the road. The front corner of this property is 20 metres from the rear boundary of the application site with the rear elevation of the extension a further 10 metres away. The impact is therefore considered to be acceptable in planning terms.

Impact on 9, 11 and 13 Blenheim Gardens - opposite/north

- 7.11 These properties are opposite the application site with their front elevations approximately 20 metres from the front elevation of the extension. Whilst there are windows in the northern elevation of the extension, any potential overlooking would be to the front gardens of these properties which are in full view from the highway. The impact is therefore considered to be acceptable in planning terms.
- 7.12 The scale of the development would not typically warrant a condition to control the hours of operation of the construction and it is advised that any concerns regarding noise during building works would be an issue for the Council's Environmental Health Section. Regarding potential noise disturbance and light pollution, the site is situated in an established residential and urban area and any resulting activities are not expected to be any different from any other residential area.
- 7.13 Consequently, it is considered that the proposal is unlikely to 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).

(iv) Parking

- 7.14 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been provided and a condition is recommended for these spaces to be retained at all times.

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/20/00721 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 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.
- 3 The car parking and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The existing hedge along the western boundary of the site shall be retained and reinforced where necessary to a minimum height of 1.8 metres and for a minimum distance of 10 metres from the front elevation of the property of the site and to a standard consistent with good arboricultural practice. If this hedge is removed, uprooted, destroyed, dies or becomes severely damaged or become seriously diseased a replacement hedge shall be planted within the next planting season and shall be of similar size and species to the original hedge.
Reason: To protect the appearance and character of the area and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 20/14/1B	Location plan; existing floor and elevations plan
Drg no. 20/14/2B	Proposed block, floor, elevations and parking plan

Reason: - To ensure provision of a satisfactory development.