
Site Address:	38 Portsea View, Bedhampton, Havant, PO9 3FE		
Proposal:	Raised patio extension.		
Application No:	APP/20/00706	Expiry Date:	21/10/2020
Applicant:	Mr & Mrs Travers		
Agent:	Miss S Roberts	Case Officer:	Selina Donophy
	Critchley Architecture and Design		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the south side of Portsea View, Bedhampton. This is a pitched roof property with a central projecting gable to the principle elevation constructed from horizontal wooden cladding and facing brickwork. This property is one of a row of similarly designed properties which are set back from the road towards the front, with a double detached garage , lawn and hardstanding for vehicle parking. Towards the rear the property has two pitched roof gable ends - the projecting pitched roofs are upheld by pillars which form a roof over balconies at first floor level. Beyond the rear entrance there is an existing raised terrace with a brick boundary wall. To the rear of this is the rear garden with a length of approximately 12 metres.

2 Planning History

None relevant

3 Proposal

Raised patio 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
(Redacted) we have been fully consulted by the applicant in advance of this application being submitted and we fully support this application.	Noted

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 an extension to the existing raised patio area. The existing patio is approximately 3.5 metres in depth, with stairs down to the rear garden located on the eastern side of the patio and railings along the curtilage. The proposed patio would have a total depth of 7 metres with stairs relocated to the south elevation sited centrally with brick wall constructed from brickwork to match that as existing. The railings would be to match existing to the rear and with screening to the sides. The height of the terrace would remain the same as existing. These works are proposed to the rear of the property and therefore would not be visible from the public realm. The design is keeping with the existing property and although the resulting terrace area would have a generous relative depth, the scale is judged to be accommodated within the site.
- 7.4 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

- 7.5 To the east of the application site is no 40 Portsea View , which is a similarly designed property with a patio area to the rear . There is approximately 9 metres separation distance between both properties. The application site garage is also sited between nos 38 and 40. No 40 also has an application in proposing to increase the depth of the terrace , although by 1 metre less depth . The increased depth of the patio, although raised is slightly increased in depth and therefore may offer some views back towards no 40, therefore screening is proposed to the side in order to reduce any increased overlooking. Subsequently this proposal is not judged to have any significant impact upon the privacy at no 40 due to the distance separating the private amenity areas and the boundary fence and screening separating the properties.
- 7.6 To the west of the application site is no 36 Portsea View - on this side the garage at no 36 is sited between the properties. The terrace will come right up until the end of the garage at no 36. Although this will mean activity is brought closer to this property, there is already some degree of overlooking due to the raised nature of the existing terrace. Screening is also proposed to this side in order to reduce any potential increase in overlooking and therefore the additional depth is not judged to cause an increase in harmful overlooking to the private amenity space at this property.
- 7.7 To the immediate rear of the site are the rear of properties 26 and 28 Portsea View . Although the terrace would be sited closer towards the rear as a result of the proposal there would still be approximately 8.5 metres of garden space separating it from the rear boundary. There is already some element of overlooking from no 38 and the neighbouring properties back towards the south and the properties to the rear , noting the second floor windows with balconies. There is also a pedestrian walkway to the rear which separates the properties as the land drops down towards the south . Subsequently the terrace extension is not judged to have any significant increased impact upon the amenity of properties to the rear.

- 7.8 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/20/00706 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:

20053-101 Location and block plan
20053-401 B Proposed floor plans
20053-501 C Amended proposed elevations

Reason: - To ensure provision of a satisfactory development.

- 3 The 1.6m high side panels as shown on Drawing Number 20053-501 Rev C to the east and west sides of the raised patio hereby approved shall be obscure glazed to no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) provided prior to the extended raised patio first being brought into use and retained and maintained thereafter in accordance with the approved details.

Reason: In the interests of the residential amenities of the adjoining residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.