
Site Address:	4 East Pallant, Havant, PO9 1EA		
Proposal:	First floor rear extension.		
Application No:	APP/19/00741	Expiry Date:	31/10/2019
Applicant:	Mr Bradwell		
Agent:	Mr Pike	Case Officer:	Bee Crawford
	Pike Planning		
Ward:	St Faiths		
Site Visit Date:	19/08/2019		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is a recently constructed two storey semi-detached property of a traditional design situated in St Faith's Conservation Area. It has a grey slate pitched roof with a pitched roof front dormer and elevations of red multibrick. The site is level and there is vehicular access to the front leading to an area of block paving, with 1.6 metre high gates to the front boundary, a 1.6 metre high wall and railings to the eastern boundary and a 1.6 metre high fence and 2 metre high hedge to the western boundary. The rear garden has an area of decking and block paving together with a shed and is enclosed to all boundaries with fencing ranging in height from 1.6 metres to 1.8 metres.
- 1.2 The adjoining two storey semi-detached property is to the east, a two storey detached property is to the west, the rear garden of a property in Fairfield Terrace is to the rear and a public car park is opposite. The area is of medium density with two storey detached and semi-detached properties and purpose built flats of similar and different age, style and design situated in St Faith's Conservation Area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a first floor rear 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

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 **Statutory and Non Statutory Consultations**

Conservation Officer, Development Control

Senior Conservation Officer – No Objection

4 East Pallant is located within the St Faiths Conservation Area in Havant Town Centre. It comprises a pair of semi-detached properties built in the early 00's in a traditional design. Opposite is the East Pallant Car Park.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The proposal is to build over the existing single storey extensions to form a first-floor extension to facilitate further bedrooms. It would feature a pitched roof and use matching materials to the main dwelling.

As the proposed works are to be located to the rear of the building it is considered that the impact on the conservation area would be minimal. Furthermore, from a purely design perspective, the proposal is considered to be acceptable in terms of roof outline and proposed materials. The parapet wall however, appears unnecessarily high and would be likely to have an adverse impact on the attached neighbour. However, this is a planning consideration for the case officer to weigh up in the overall planning balance.

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: 1

Statutory advertisement: 09/08/2019

Number of representations received: 1

Comment	Officer Comment
I object to the proposed application to the rear of 4 East Pallant, based on the proposed elevations attached to this application.	See section 7.
This application would have a negative impact on the residential amenities of	See section 7.

the adjoining semi detached house originally built as a pair of symmetrical dwellings. There is already an existing ground floor rear extension to 4 East Pallant. As part of the existing extension a 2.93 meter high parapet wall was built along the boundary between the properties. According to dimensions supplied by Mrs Crawford this new application proposes to increase the height of this parapet wall to a substantial height of 5.7 meters, an increase of 95%. The application describes this increase as 'small'. As the parapet wall is in very close proximity to the adjoining 2 East Pallant any increase in height would cause a number of significant issues to the amenities currently enjoyed as follows : 1. Overbearing visual impact of 5.7 meter high parapet wall on the boundary close to habitable rooms 2. Loss of daylight & overshadowing to the garden, in particular the patio area currently used for dining and entertaining 3. Loss of light to the dining room and rear first floor bedroom 4. The large extension is out of scale with the adjoining property.	The parapet wall was removed as part of the revised scheme. See section 7. See section 7. See section 7.
The amended plans make minimal difference to the impact on my property and have not addressed my concerns. My previous comments therefore still stand.	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) Impact on the character of St Faiths Conservation Area
- (iv) 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

7.3 The proposal is for a first floor rear extension which would extend over the original

pitched roof single storey rear element of the property and the existing single storey side and rear additions. It would incorporate an additional bedroom with a generous landing area and additional shower room and would have a total depth of 6.6 metres which is approximately 1.7 metres less than the depth of the original two storey part of the property. It would be built on the eastern boundary, tying in to the pitched roof of the single storey rear projection of number 2 East Pallant for a distance of 3.8 metres, continuing at full height for a further 2.8 metres. It would have a pitched and hipped roof with two roof lights to each side with an eaves height of 4.6 metres and a ridge height of 6.25 metres.

- 7.4 Officer concerns were raised with respect to the size of the extension, and the potential impact on the neighbouring property, as the original scheme included a 5.7 metre high parapet wall on the eastern elevation. Amended plans were received for consideration removing the parapet wall and revising part of the roof design as set out in paragraph 7.3 above, but there was no reduction in the overall depth. The agent was advised further that if the depth of the extension was reduced by approximately 3 metres to align with the original single storey projection of the dwelling, it would lessen the impact on the neighbouring property. However, the agent confirmed it was the applicant's wishes to proceed with the revised scheme which is the subject of this application.
- 7.5 Regarding the proposal, there is concern that an extension of this scale would appear overbearing and incongruous in relation to the original property and would result in an excessive building bulk adjacent to the neighbouring property at 2 East Pallant. It would be detrimental to the visual outlook and amenities of the occupiers of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 and the adopted Design Guide 2011.

(iii) Impact on the character of St Faith's Conservation Area

- 7.6 The Council's Senior Conservation Officer is of the view that as the proposed works are to be located to the rear of the building it is considered that the impact on the conservation area would be minimal. Overall it is considered the proposal would conserve the character of the Conservation Area.

(iv) Effect on neighbouring properties

- 7.7 It is considered that the proposal to extend the property at first floor to a depth of 6.6 metres with a maximum height of 6.25 metres along the eastern boundary would significantly increase the overall bulk of the property and that this would be highly overbearing to the occupiers of 2 East Pallant, particularly when using the rear amenity space.
- 7.8 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the first floor rear extension does not meet the requirements for adequate daylight at number 2 East Pallant. This would result in a detrimental effect to the daylight and outlook from the closest ground and first floor windows in the rear elevation of this property, although it is noted the single storey addition was built under the allowances for permitted development. As such, the proposed development would have an adverse impact on the neighbouring property which is contrary to the advice laid out in policy CS16 of the Core Strategy 2011.

(v) Parking

- 7.9 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 submitted as part of the application to reflect this.

8 **Conclusion**

- 8.1 It is considered that whilst the proposal would have a minimal impact on and conserve the character of the Conservation Area, the proposed increase in height and depth at two storey to accommodate the scheme is considered excessively large, and together with the proximity of the extension to the eastern boundary would result in an overbearing presence and loss of light and outlook to the occupiers of the neighbouring property at 2 East Pallant. As such, the application is contrary to policy CS16 of the Core Strategy 2011 and the adopted Design Guide 2011 and is therefore recommended for refusal.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/19/00741 for the following reason

- 1 The proposal by reason of its height, mass, bulk, design and siting would result in an overbearing impact in relation to the neighbouring property at 2 East Pallant. In addition the proposal would result in loss of light and outlook to the occupiers of this property. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.