
Site Address: 1 Netherfield Close, Havant, PO9 2TG
Proposal: Part two storey, part first floor area, side extensions.
Application No: APP/20/00435 Expiry Date: 04/08/2020
Applicant: Mr & Mrs Gooderham
Agent: Case Officer: Selina Donophy
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two- storey, detached dwellinghouse located on the east side of Netherfield Close, Havant. This property is constructed from timber cladding, white render and facing brickwork , with a pitched roof and extension to the side followed by a garage. To the front is a low, brick boundary wall followed by hard standing providing vehicular parking space.

Due to coronavirus it was not possible to undertake a site visit for this application and therefore this decision has been made based on photographs supplied by the applicant.

2 Planning History

03/68172/000 - Erection of a 2 metre high boundary wall to north boundary and part of the west boundary., PERM,07/08/2003

3 Proposal

Part two storey, part first floor area, side extensions.

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)

Havant Borough Pre Submission Local Plan 2036

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

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

The disposal of surface water from this development shall follow the hierarchy within Part H3 of Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system.
- b) A water course.
- c) Where neither of the above is practicable: a sewer.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Officer comment : Please see informative

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: 5

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
- (iv) Parking
- (v) CIL

(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.

7.3 This proposal is designed to be suited to the needs of a family member and therefore the design and layout of the property is proposed with this purpose.

(ii) Appropriateness of design and impact on the character of the area

7.4 This proposal comprises a first floor extension to the side of the property and first floor and two storey extensions towards the rear of the property. There is an existing single storey extension to the side of the property, a single storey and projecting two storey element to the rear.

7.5 The first floor side extension would be set above the existing single storey side extension , with the same width , and with a pitched roof and a ridge line set just below that of the main property . It would be set back slightly behind the principle elevation and would have a depth level with the rear elevation. To the rear of this would be the two storey element , followed by first floor extensions above the existing single storey element , forming twin hipped roofs at two storey level towards the rear. This would have a depth level with the existing single storey rear extension, with the southern element of the rear extension angled slightly away from the rear boundary.

7.6 The Havant Borough Design Guidance states that two-storey side extensions should appear subservient to the main property, although the ridge is not significantly set down from that of the existing roof, the width of 3 metres is judged to be relatively modest in relation to the existing property, in addition a gap is retained at first floor level in the form of the garage between the neighbouring property so as to mitigate against any overdeveloped or terracing appearance. The extensions proposed towards the side and rear culminate in a fairly significant addition in mass and scale to the property , creating an additional utility and dining room at ground floor level as well as two additional bedrooms including space for a lift for a family member , a wetroom,

bathroom and wardrobe area at first floor level. The rear extensions , although not obviously visible from the public realm, would be partially visible when approaching Netherfield Close from the north, and from the gardens of properties along Emsworth Road and Granville Close. Materials proposed include facing brickwork to all new elevations . Although some elements of this do remain contrary to design guidance, i.e rear extensions should retain at least 8 metres gap to the rear boundary, the unusual layout and siting of this property, with the rear garden towards the north means that the existing rear elevation wall was already in close proximity to the rear boundary . In addition 10 metres of private garden space is retained to the north which provides acceptable outdoor amenity space.

- 7.7 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

- 7.8 To the rear of the application site is the rear garden of no 14 Emsworth Road. To the east of that is the rear garden of no 14a. No 14 is sited towards the north east from no 1 and there is approximately 16 metres between the north facing elevation at no 1 and the rear elevation at no 14. There would be no additional windows proposed to the side elevations at the application site, however 3 new windows are proposed at first floor level on the rear elevation serving the bedroom and lift room , a wetroom and another bedroom. There are existing windows at first floor level on the rear elevation, however these are two , smaller landing windows which are set back behind the building line. Following the proposals, the rear elevation would be sited very close to the rear boundary at two storey level with approximately 1 metre gap retained towards the rear and 1.5 metres towards the southern end . This close proximity and additional windows has led to concerns of overlooking towards the gardens to the rear, particularly that of no 14 as the private amenity space is closer towards the application site. To mitigate against potential overlooking from the proposed rear elevation windows it has been proposed that the lift and bedroom and wetroom be obscure glazed and restricted opening and that the far (southern most) bedroom window be left clear glazed as this would be located over 25 metres from the rear elevation at no 14 and would have outlooks across the garden rather than back towards no 14. There is judged to be a reasonable distance between the rear elevation and the garden of 14a where there would not be any substantial harmful overlooking of private amenity space.
- 7.9 To the south of the application site is no 2 Netherfield Close . This has a garage located on the northern boundary shared with no 1 and this property is set in off this boundary by approximately 5 metres. There would be a total gap of approximately 7.8 metres between the side elevations of both properties and there is not judged to be any notable harmful impact on overshadowing or on overbearing impact as a result of this proposal and there are no additional windows proposed to the south facing side elevation.
- 7.10 Towards the south east of the application site is no 18 Granville Close and there is judged to be some visibility from the clear glazed window back towards the rear of this property. Upon assessment, from this window there would be approximately 40 metres separation distance between the window and rear elevation of no 18. Although set back and of a smaller size, there is an existing landing window which has similar outlooks towards this direction , and the proposed window is not judged to add any

significant unacceptable additional overlooking due to the separation distance retained.

- 7.11 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.

(iv) Parking

- 7.12 This property would be increasing from 4 to 6 bedrooms. Although bedroom numbers are increasing, the Havant Parking SPD stipulates that any property of 4 + bedrooms should have 3 parking spaces on site - this can be accommodated towards the front of the property.

(v) CIL

- 7.13 This proposal comes in just under 100 square metres of additional floor space and therefore is not CIL liable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character and appearance of the area and on 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/20/00435

(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:

Materials confirmation email received on the 01.09.2020
Obscure glazing confirmation email received 02.09.2020
Location plan received on the 08.06.2020
5272/4 REV B Proposed ground floor plan
5272/5 REV B Proposed first floor plan
5272/500 Site plan
5272/6 Proposed elevations
5404/200 Roof plan

Reason: - To ensure provision of a satisfactory development.

- 4 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.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the disabled room and wet room windows in the first floor on the rear elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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