

4 East Pallant, Havant, PO9 1EA

Site and surroundings

Comprises a two-storey dwelling with rooms in the roofspace. It forms a pair with No.2 and was constructed about 14 years ago. It has brick elevations, a slate clad roof and vertical sliding sash windows.



Figure 1. The frontage to East Pallant, application dwelling on the left.

Planning history

On 14 July 2016 planning permission was granted on appeal by the Planning Inspectorate to create separate car parking spaces for both Nos. 2 and 4 East Pallant, following the removal of part of the front boundary wall and including a new wall to divide the two dwellings at the front facing curtilage.

On 31 October 2019 planning permission (LPA Ref: APP/19/00741) was refused for a first floor rear extension for the following reason:-

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.

Pre-application

During the processing of the above application it was suggested by the case planning officer that if the proposed extension was set back to the original line of the ground floor, permission would be likely to be forthcoming.

Proposals

To construct a first floor rear extension to form an enlarged bedroom. The submitted plans show a 3 metre deep rear extension built over part of the existing ground floor. It would include red brick elevations and timber windows to match the existing. The roof would be a shallow pitch with a hip end all clad with matching slates. There is an existing conservatory which also forms part of the application proposals.

Amount

The extension would be constructed over part of the existing ground floor. Consequently the footprint of the dwelling would remain as existing.

Scale

The height would be limited by using a shallow hipped roof, thereby minimising the bulk of the proposed extension. As such the proposed extension would be seen as a subordinate addition.

Design and appearance

Matching brickwork, slates and windows would ensure a sympathetic and pleasing outcome. It should be noted that the symmetry of the two dwellings has already been compromised by the existing ground floor rear extension.



Figure 2. The rear of the dwelling.

Designations

The application dwelling is located within the St Faith's Conservation Area. The public view would be unaltered and therefore the impact on the significance of the conservation area would be neutral. The rear view is already asymmetrical.

Residential amenity

Due to the scale and limited depth of the proposed extension it is not considered that neighbouring dwellings would suffer any diminution of amenity. In respect of No.2 there would be no discernible change compared to the existing situation. The other neighbouring dwelling to the west is sufficient distance away that there would be no impact on the occupants' amenity.

Planning policy

The council's Core Strategy is the relevant local plan.

Policy CS16 refers to high quality design. It requires development to respond positively to historic and local character and to use characteristics of the locality to

help inform the design of new development. Height, massing, materials and proportions of windows and doors are referred to in Paragraph 1.

Comment: All of the relevant criteria in this policy has informed the design, siting and external appearance of the proposed development. The scale and height would be consistent with the surroundings and the design and external materials would be of a high standard.

Assessment

The application proposals would constitute sustainable development as set out in the NPPF and Core Strategy where there is a presumption in favour of granting planning permission.

The design, siting and external materials would result in an appropriate built form that would be sympathetic and appropriate for this conservation area location.

The character and appearance of the conservation area would be preserved as a result of the application proposals.

As a result of the amendments proposed in these application proposals there would be no discernible negative impact on neighbours' amenity.

The proposed extension would allow the owner/occupiers growing family to remain in the dwelling for the foreseeable future.