
Site Address:	4 East Pallant, Havant, PO9 1EA		
Proposal:	First floor rear extension and retention of ground floor conservatory (Revised scheme).		
Application No:	APP/19/01105	Expiry Date:	01/01/2020
Applicant:	Mr Bradwell		
Agent:	Mr Pike	Case Officer:	Bee Crawford
	Pike Planning		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

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.

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

APP/15/01276 - Variation of conditions 7 and 8 of Planning Permission 05/65703/005 to remove existing front wall and gate to create new entrance. Construction of new dividing boundary with brickwork and railings to match existing boundary to east (approved on appeal ref APP/X1735/W/16/3144551 14.07.2016). Request to Discharge Condition 2 (21.07.2016)., REF,14/01/2016

APP/19/00741 - First floor rear extension., Refused ,31/10/2019 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.

An appeal has recently been lodged, which has not been determined.

3 Proposal

The proposal is for a First floor rear extension and retention of ground floor conservatory (Revised scheme). This revised application has reduced the size, scale and massing of the previous application, which had a depth 6.6 metres from the original dwelling. This application now proposed a 3 metre first floor extension , which would have a sloping roof, which joins the ground floor rear element of the adjoining neighbour at 2 East gallant.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Conservation Officer
No objection

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: 1_

Statutory advertisement: 15/11/2019

Number of representations received: 0

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 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. As such given the overall size, scale, massing and design of the proposal are considered to conserve the character and setting of the conservation area.

(iii) Effect on neighbouring properties

7.4 The previous application was refused regarding the overbearing impact of the development on the amenities of 2 East Pallant. As has been highlighted this application has been amended in order to address this issue in relation to this neighbouring property. This proposal has reduced the size and scale of the proposal in terms of the impact on this neighbouring properties. The proposed first floor rear extension has now been reduced to project 3 metres from the rear of the main property, which would allow the development to tie in with the single storey extension rear extension of the adjoining property of 2 East Pallant. Furthermore the extension would not project beyond the rear elevation of this neighbouring property single storey extension, and would therefore not be located adjacent to the private amenity area of this neighbouring property. As such it is considered that the development would not have a significant adverse overbearing impact on this neighbouring properties and has overcome the previous reason for refusal with regard to this element.

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 meet the requirements for adequate daylight at number 2 East Pallant. As such this would not 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. As such it is considered that the development would not have a significant adverse loss of sunlight/daylight impact on this neighbouring properties and has overcome the previous reason for refusal with regard to this element.

- 7.5 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 this revised scheme.

8 Conclusion

- 8.1 The development by virtue of its size, scale, massing and design is considered to conserve the character and setting of the conservation area. In addition the scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, and has overcome the previous reason for refusal 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/19/01105 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:

BLOCK & LOCATION PLAN 301
PROPOSED FLOOR PLAN 504 AND 505
PROPOSED ELEVATIONS 506

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows at first or second (roof) floor in the east (side) or west (side), other than those expressly authorised by this permission shall, at any time, be constructed in the development hereby permitted.

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.