
Site Address: 1 Warnford Crescent, Havant, PO9 4PZ
Proposal: Proposed two storey side extension to form annexe.
Application No: APP/19/00998 Expiry Date: 02/12/2019
Applicant: Mr Jones
Agent: Mr Tomes Case Officer: Selina Donophy
Tomes Architects
Ward: Warren Park

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, end of terrace dwellinghouse located on the South side of Warnford Crescent, Havant. This property is constructed of red brick, with a tiled roof and forms part of a row of terraces of mainly brick construction. It also has an attached garage to the side with a hard standing to the front and a front garden with a low boundary fence adjacent to the highway.

2 Planning History

None relevant

3 Proposal

Proposed two storey side extension and rear dormer to form annexe. This proposal has undergone various amendments

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist, Havant Borough Council

Further Comments:

I have read through the document and as per the AIA an Arboricultural Method Statement should be submitted prior to commencement. This could be conditioned.

Original Comments:

It is noted that the footprint of the building will remain the same, however the proposed development is in close proximity to two mature Oak trees therefore at the very least an AIA should be undertaken and submitted.

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: 7

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) Flood Risk
- (v) Trees
- (vi) Parking
- (vii) 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. The proposed annexe would be used by a close family member of the occupiers of the

main property and would comprise of a , lounge, bathroom and bedroom. The annexe is proposed to be ancillary as it is reliant on the main property for kitchen facilities - a doorway would remain open at ground floor level leading into the dining room, linking the annexe to the main property. It is considered the use of the extension as an annexe would be acceptable subject to a condition restricting its use.

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

- 7.3 This proposal includes a side and rear extension with a gabled roof slope to the side and rear. This proposal originally included a dormer window spanned to the rear of the property across the original and side extension roof slope. This was subsequently amended to show it to be located on the original roof slope and has now been removed from the application as it is deemed to fall within permitted development. The extension would be used as an annexe with ancillary use to the existing property. There is currently an attached garage , rear extension and shed to the side and rear of the property, which would be demolished to create the site for the side extension. This would result in a two storey extension with the same footprint as existing.
- 7.4 The side extension would have a width of approximately 3 metres and a depth of 9.5 metres. The ridge line would continue at the same level from the original property on the Northern (front) elevation and would step down at the rear following the existing eaves level at the South (rear) elevation. The rear element of the extension would protrude back from the existing rear elevation wall by approximately 2.3 metres .
- 7.5 The Havant Borough Design Guide recommends that side extensions be subservient to the main building - although this side extension is not set back from the front elevation wall, nor down from the ridge line towards the front, it is considered that the addition would not be out of keeping with the surrounding streetcene. The property does not form part of pair , therefore it is not considered the addition would result in any unbalancing effect visually and it would continue the existing design of the main property when viewed from the street, with the same design roof slope and materials, including brickwork and interlocking clay tiles to match those of the existing property. At ground floor level there would be no additional width to the property and the second storey addition remains reasonably modest within the context of this end of terrace, corner plot and would not result in any overdevelopment or cluttering of the street scene.
- 7.6 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

- 7.7 This application site consists of an end of terrace dwellinghouse, therefore there is only one adjoining property , no 3 Warnford Crescent, which is located to the West. The side and rear extension would be located on the Eastern side of the property and therefore any impact upon no 3 would be mitigated against due to the gap retained in the form of the rear garden .
- 7.8 There are three windows proposed to the East elevation , one high level window at ground floor level and two at first floor level - these are not considered to have any

impact upon neighbour amenity as they would not directly overlook any properties due to the location of the property on the corner plot. These windows would look out on to Rownhams Road, behind hedge screening located along the boundary treatment-outlook onto a road such as this is deemed acceptable . The plans show an additional window on the South elevation at first floor level- this would not be at a higher level than the existing first floor windows and would not create any unacceptable increase in overlooking of the property to the rear, no 12 Tichborne Grove as there is approximately 26 metres between the rear elevations of these properties.

- 7.9 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) Flood risk .

- 7.10 This application site is within Flood Zone 3. A flood risk statement has been provided which states the following measures shall be undertaken during construction : the use of flood resistant construction methods for the first metre above floor level and windows above one metre to cill level with electrical socket levels raised.

(v) Trees .

- 7.11 There are two Oak trees located to the South West of the property, along the boundary with the grass verge . Although they are situated outside of the cutilege of the property, they overhang the site. An Arboricultural Impact Assessment has been provided as part of this application and the council's Arboricultural Officer has been consulted on this. A pre-commencement condition shall be added to this permission stating that an Arboricultural Method Statement should be submitted and agreed by the Local Planning Authority prior to commencement.

(vi) Parking .

- 7.12 As there would be an increase in bedrooms from 3 to 4 , this would require a minimum of 3 parking spaces to conform to the HBC parking standards. A parking plan has been supplied as part of this application which shows three parking spaces located on the hard standing to the front of the property which meet the required criteria, however the access to all three spaces in use at the same time would prove difficult due to the location of the dropped kerb. Despite this, when weighing up the removal of the wide grass verge located to the front of this property, of which forms a character feature of the area ,it is deemed that the parking proposal is sufficient.

(vii) CIL

- 7.13 The CIL rates to be applied to the development are set out in the Havant Borough Council Infrastructure Levy Charging Schedule , which was adopted by the council on the 20th Feb 2013. This followed two public consultation exercises and an examination into the Charging Schedule by an independent examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Havant.

This scheme would result in 50.6 metres net additional gross internal floor space and therefore would not be Community Infrastructure liable.

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/19/00998

(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:

c3327-1 REV A location plan
c3327-5 REV G amended proposed plans
c3327-6 REV D amended proposed elevations
Flood Risk Assessment received 08.10.2019
Arboricultural Implications Assessment received 23.01.2020
C3327 -2 REV B Block Plan

Reason: - To ensure provision of a satisfactory development.
- 3 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason : The unit of accommodation would lack adequate garden and internal amenity space resulting in an unsatisfactory form of development which would not accord with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 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 No development hereby permitted nor any related site clearance shall commence until a detailed Arboricultural Method Statement has been submitted to and approved by the Local Planning Authority detailing specific

measures to be undertaken to prevent damage to existing trees on the site or adjacent to it throughout implementation of the works. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 2 metres height when planted.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.