

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.

Pre-application

Sketch proposals were submitted in June 2019 showing a proposed first floor extension to provide an additional bedroom. On 10 July a written response (LPA Ref: GEN/19/00471) was received raising some concerns about the proposal. In particular the flat roofed design was criticised, lack of symmetry with No.2 and possible impact on the amenities of neighbouring dwellings.

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.

Proposals

To construct a first floor rear extension to form an additional bedrooms. The plans have now been refined and a hipped roof design is proposed to ensure a more sympathetic and harmonious relationship with the neighbouring dwelling, No.2. The accommodation is needed to allow for the applicant's children to have separate bedrooms.

Amount

The extension would be constructed over 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 siting of the proposed extension it is not considered that neighbouring dwellings would suffer any diminution of amenity. In respect of No.2 a small increase in the height of the side facing wall would not affect to any significant degree light penetration into habitable room windows. The other neighbouring dwelling to the west is sufficient distance away that there would be no discernible 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.

There would be no significant negative impact on neighbours' amenity.

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