
Site Address: 35 Rownhams Road, Havant, PO9 4QD
Proposal: Two storey side extension and single storey rear extension (revised).
Application No: APP/19/00258 Expiry Date: 03/05/2019
Applicant: Mr Hewitt
Agent: Stephen Bromley Associates Case Officer: Karen Wooden
Ward: Warren Park
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site lies on the northern side of Rownhams Road on the junction with Botley Drive, and comprises an end of terrace two storey dwelling. The property is constructed of red brick, with a hung tiled roof and has a gable end. The property currently has a utility room attached to the eastern elevation. The boundary treatments comprise a mix of close board fencing and hedging. Curtilage parking is accessed via a dropped kerb on Rownhams Road.
- 1.2 The properties within close proximity to the application site are two storey terrace and semi detached houses, constructed of either brick or render effect.

2 Planning History

APP/18/00941 - Two storey side extension., REF,11/12/2018

3 Proposal

Two storey side extension and single storey rear extension. This application shows an amended scheme to the previously refused application APP/18/00941.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

5.1 No consultee required for this application.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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 The application site is located on a corner plot and as such the proposed side extension will be highly visible from both Rownhams Road to the south and Botley Drive to the east. Currently a single storey extension onto the eastern elevation provides additional ground floor accommodation. The outer wall of this extension is located 4.5m from the eastern boundary line, which is defined by a mix of hedging and fencing. The fencing continues around the northern and western elevations

7.4 The previous application APP/18/00941 proposed the erection of a two storey extension to the eastern elevation with a width of approximately 5m to the front (south), increasing to 6.7m at the rear (north). The front of the extension was to be set 2.35m back from the principal elevation of the host dwelling, and would extend 6.85m to the north, resulting in the extension projecting 2.35m beyond the rear wall of the main dwelling. It was considered that the extension would be tantamount to the creation of a new dwelling, and was refused as it was considered to result in an overbearing and incongruous feature within the streetscene to the detriment of the visual amenities of the area, and because the extension did not relate well to the host dwelling nor did it respect the character and appearance of the surrounding area. This was considered to be contrary to policy CS16 (High Quality Design) of the Havant Borough Core Strategy 2011.

7.5 The amended scheme the subject of this application (drawing no. 11380-1g) reduces extension, which now proposes to be set approximately 1.6m back from the principal elevation and will extend 5.25m back to be flush with the rear wall of the host dwelling. The ridge of

the roof is to be lower than the existing ridge line. A further single storey extension is proposed to the rear of the two storey element and partially to the rear of the main dwelling to provide additional ground floor accommodation. It is now considered that the extension will appear to be subservient to the host dwelling, and the revised design will be more appropriate in context with both the character of the area and the original property.

- 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 The highway of Botley Drive is located to the east of the site and as such the nearest properties to the east are in excess of 70m from the eastern elevation of the extension. This will therefore not result in a loss of light. The proposal shows the addition of two first floor windows to provide light and ventilation to a bedroom. The windows will look towards the front amenity area of the properties to the east, which is currently readily visible from the public domain, and therefore it is not considered that the windows would result in significant loss of privacy or overlooking.
- 7.8 The highway of Rownhams Road is located directly to the south. The closest property to the south is 133 Botley Drive which is a two storey end of terrace house. The separation gap between the front of the extension and this neighbouring property exceeds 23m and the first floor window to be inserted into the southern elevation will look towards the side of No. 133, which is readily visible from the public domain. It is not considered that the proposal would lead to a significant impact on the occupiers of the property to the south in terms of loss of light or privacy.
- 7.9 No. 33 Rownhams Road is attached to the western elevation of the application site. The two storey element of the scheme is to be attached to the eastern elevation and as such will have no adverse impact on the occupiers of this neighbouring property. The submitted plans show the ground floor extension will be set approximately 5.95 from the boundary between No's 33 and 35 and therefore will create no overshadowing or loss of light.
- 7.10 To the north of the site is 135a Botley Drive, which is a two storey semi detached house. The southern elevation of this neighbouring property is the side of the property. The northern elevation of the single storey extension will be approximately 8.5m back from the property to the north. It is not considered that this would create in impact on light to either internal or external amenity spaces to the occupiers of No. 135a. The proposal includes the addition of two first floor windows, to provide light and ventilation to a walk in wardrobe and an en-suite bathroom. The windows will be located to the south east of the private external amenity space of 135a and as such are not considered to significantly increase the element of overlooking that is already created by the orientation of the neighbouring properties. It is therefore not considered that a condition to ensure the windows are obscurely glazed could be justified.
- 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) Impact on parking

- 7.12 The proposed extension would result in No. 35 Rownhams Road having four bedrooms. It has been demonstrated that the front of the property can accommodate curtilage parking for three vehicles and therefore it is considered that the proposal would have a limited impact on the highway and complies with policy DM13 and the Havant Borough Residential Parking Provision.

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/19/00258 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:

Location plan - received 01.03.19
Block plan - received 01.03.19
Amended existing and proposed plan - received 01.04.19

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 The three parking spaces shown on the approved plans to serve the property shall be made fully available for use prior to the occupation of the extension and shall be retained for this use thereafter unless otherwise agreed with by the Local Planning Authority.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.