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|-----------------|-----------------------------------|---------------|--------------|
| Site Address:   | 35 Rownhams Road, Havant, PO9 4QD |               |              |
| Proposal:       | Two storey side extension.        |               |              |
| Application No: | APP/18/00941                      | Expiry Date:  | 13/11/2018   |
| Applicant:      | Mr Hewitt                         |               |              |
| Agent:          | Stephen Bromley Associates        | Case Officer: | Karen Wooden |
| Ward:           | Warren Park                       |               |              |

Recommendation: **REFUSE PERMISSION**

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## **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**

- 2.1 No relevant planning history.

## **3 Proposal**

- 3.1 Replacement of existing single storey extension with a two storey wrap around extension to the eastern elevation and northern elevations, to create an additional reception room to the ground floor and en-suite bedroom to the first floor. The proposed extension is to have a depth of between 5m, increasing to 6.7m to the rear, and a length of approximately 6.9m

## **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

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

## **5 Statutory and Non Statutory Consultations**

5.1 No consultations were 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
- (iv) Impact on highways

(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 original application as submitted raised concerns with regard to the mass, bulk and design of the extension, and as such amendments have been made reducing the width and therefore setting it back from the eastern curtilage. The ridge line of the extension has been set slightly lower, and the front elevation is set 2.35m back from the host dwelling. This recess enables the provision of parking for three vehicles. However the size of the extension, at 5m wide to the front and 6.7m wide to the rear and a length of 6.85m is almost doubling the size of the existing dwelling which has a width of 7.3m and a length of 6.85m. This is considered to be overly large and could be construed as tantamount to the creation of a new dwelling. The size of the proposed extension is considered to be excessive and of a mass that cannot be considered as an appropriately subservient extension.

7.4 The proposed eastern (side) elevation of the extension would be set approximately 2.7m back from the eastern boundary line. The plans originally submitted showed this side elevation to have no fenestration however two windows have been added to an amended scheme to soften the visual impact that this two storey brick wall have. The eastern wall of the extension will extend to a similar line to the front elevation of the

properties within close proximity on Botley Drive, however the proposal will be a side elevation and will therefore result in the loss of uniformity of this area and would be considered to harm the visual appearance of the streetscene.

- 7.5 It is considered that the strong uniformity of house alignment would be significantly encroached being harmful to this character and appearance of the surrounding area. The proposal is not considered to respect the immediate context of its surroundings and would be harmful to the visual amenity of the street scene. Therefore it does not comply with policy CS16 Havant Borough Core Strategy 2011 or the Borough Design Guide.

(iii) Effect on neighbouring properties

- 7.6 Due to its corner location there would be no additional overshadowing or loss of privacy to adjacent residents as a result of the proposed extension. The two first floor windows in the rear elevation serve an en-suite bathroom and what appears to be a small dressing room, and could be obscure glazed. Therefore in terms of impact on privacy and light, this proposal would be unlikely to cause any loss of amenity to neighbours.

(iv) Impact on highways

- 7.7 The proposed extension would result in No. 35 Rownhams Road having four bedrooms, however it has been demonstrated that the front of the property can accommodate curtilage parking for three vehicles. 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 construction of the proposed two storey extension would represent an overly large and dominant building mass and bulk and would have a detrimental impact on the visual amenity of the streetscene of Botley Drive, being harmful to the character of the area. This is contrary to policy CS16 of the Havant Borough Core Strategy 2011 or the Borough Design Guide, and as such it is recommended to refuse this application.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/18/00941 for the following reason

- 1 The proposed two storey side extension, by reason of its bulk and mass close to the back edge of the highway on a prominent corner location, would be an overbearing and incongruous feature within the streetscene to the detriment of the visual amenities of the area. The extension does not relate well to the host dwelling and is not considered to respect the character and appearance of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the adopted Borough Design Guide, 2011 and the National Planning Policy Framework 2012.

