
Site Address: 4 Blackdown Crescent, Havant, PO9 5AZ
Proposal: Retrospective planning application for single storey rear extension.
Application No: APP/19/00244 Expiry Date: 05/06/2019
Applicant: Mr & Mrs Ayling
Agent: Case Officer: Emma Chisnall
Ward: Battins
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 4 Blackdown Crescent is a mid terrace two storey property situated to the south side of the highway in Havant. The dwellinghouse is constructed of facing brickwork and concrete tiles and has no onsite parking provision relying on the provision provided by the highway and laybys available.
- 1.2 The dwellinghouse has been developed in the past and has a two storey rear extension to the west side and a single storey rear extension to the east side. The proposal is retrospective and consists of an additional single storey flat roof extension which has been built to the rear of the property along the east side of the application site. The extension has been constructed using a timber frame and wire mesh and is used to provide a protected but outside area for the owners animals.
- 1.3 No 4 has a modest amenity space to the front which is hard-surfaced and provides an access to the property. To the rear the amenity space to be retained is laid with paving and surrounded by a 1.8m timber fence with higher level planting.

2 Planning History

99/59683/002 - Single storey rear extension, PERM,28/05/1999
94/59683/001 - Single storey rear extension., PERM,02/03/1995
03/59683/003 - Single storey rear extension., PERM,15/12/2003
10/74373 - , UNK,
APP/10/00525 - Part retrospective application for fencing and railings on roof single storey extension , REF,10/12/2010
APP/15/00205 - Second storey rear extension., PERM,01/05/2015

3 Proposal

- 3.1 Retrospective planning application for single storey rear extension.

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)

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

None

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: 1

Comment	Officer Comment
With reference to APPI19/00244 I wish to offer my views on this planning application for further building on an already crowded garden area.	See section 7
Firstly I understand that by law 50% of the total ground cover of a property cannot be covered by buildings within the area of that property.	See section 7
1 enclose a map which shows [a] an extension projecting from the rear wall of the concerned property [b] a conservatory built on rear wall [c] a proposed enclosed area for cats to be built on to the conservatory	
The total area of the above appears to be over 50% of garden area	See section 7
Secondly the extension has on this map a length of 5225+8755 This seems to be over the lawfully permitted extension of 3 metres.	See section 7
Thirdly in the past the garden of 4 Blackdown Crescent had two glass greenhouses ...one had a jacuzzi. These may return if the application is permitted by Havant Council [check if electrical and water connections still exist]	See section 7

Fourthly the wooden paling forming the fence between 4 and 6 Blackdown Crescent is over 8feet on the side of 6 BJackdown Crescent but due to extensive raised decking paling is only 6 ft on the side of no.4	See section 7
Fifthly ..Is decking included in that 50% mentioned above ?	See section 7

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 development the subject of this application has sought formal planning permission on a retrospective basis following an investigation by the Councils Enforcement Team. As such, it is important to note that the extension was complete at the time of the officers site visit and as such, a full assessment of the works was able to be completed.

7.4 The extension at No 4 is single storey in height and constructed of a timber frame with wire insert in order to provide an outside but contained area for the owners cats. Due to being to the rear on No 4 and from having a modest and limited projection past the previously permitted two storey extension to the west side the works are completely screened from the public view of Blackdown Crescent. The extension by reason of its mass, scale and position of No 4 combined with a flat roof and having a modest set off from the boundary to the east is considered to create a subservient appearance on No 4 which is compliant with guidance as stipulated in the Borough Design Guide.

7.5 Although works should ideally achieve a matching finish to the main homes materials the works proposed at No 4 are not readily visible and from being of a timber structure with wire insert create a more open appearance then a solid build extension which on balance, is considered to not result in any significant adverse impact to the character and appearance of the area or visual amenity of the existing streetscene.

7.6 Therefore it is not considered that the development would warrant a refusal of planning permission by virtue of the design and the impact of this on the character and appearance of the area.

(iii) Effect on neighbouring properties

7.7 Concern has been raised that the development exceeds normal permitted development (PD) rights which is why the applicant is applying for planning permission to determine whether the works which have been carried out, despite being over PD rights are acceptable or not. The fact that the development exceeds PD rights is not, in itself, a

ground to refuse permission and the application must be assessed on its planning merits.

- 7.8 The works which have been carried out at No 4 occupy a part of the rear amenity space alongside a part rear two storey extension and part single storey extension to the west and a single storey rear extension to the north of the current development which was previously permitted and has now been built. Although the proposed works occupy a further part of this space there is still a retained amenity space to the rear which is considered to be large enough to provide a suitable provision to the occupants of No 4 measuring approx 5.25m deep when taken from the smallest point and approx 8m wide. All amenity space is taken into account with this assessment and it is noted that although modest, the property further benefits from a space to the front which on balance, is considered to provide a suitable and acceptable provision.
- 7.9 Furthermore it is considered that the application site has now met with its limit to retain 50% of the application site to serve as amenity space under Class A and Class E of the General Permitted Development Order. Therefore it is not considered necessary to remove Permitted Development Rights from the property via a condition as any new structure would require planning permission due to the past development onsite.
- 7.10 It is also noted that due to the lightweight structure of the extension that it would easily be removable in the event that future occupiers of No 4 had different amenity level requirements.
- 7.11 No 2 is the neighbouring dwelling to the west and is considered to not be significantly impacted by the proposed development due to the works being set away from the shared boundary sufficiently and from being screened in the majority by the existing two storey extension which is place alongside the west boundary. Therefore the works are considered to not result in an un-neighbourly impact and are considered to be acceptable.
- 7.12 The works shall be in closer proximity to the neighbouring dwelling to the east No 6 however following a site visit it was noted that a good level of screening is between the neighbours in the form of 1.8m timber fencing and higher level bamboo planting which screens the development sufficiently. The works shall also retain a set off from the boundary which alongside the flat roof design is considered, on balance, to not result in a significant enough harm to warrant a refusal of planning permission. The works therefore, are considered to be acceptable.
- 7.13 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).

8 Conclusion

- 8.1 It is considered that following an assessment of the application that the development would not result in a significant adverse impact which would justify a reason for refusal on this basis. Therefore, the development, subject to conditions, is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00244 subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Block Plan: Licence No 1470421
Floor Plan: Received 28.02.2019
Floor Plan with Measurements: received 08.04.2019
Elevation Plan: Received 08.04.2019
Location Plan: Licence No 1470421
Photographs of the site: Received 28.02.2019
Reason: - To ensure provision of a satisfactory development.