
Site Address:	13 Berkeley Square, Havant, PO9 2RT		
Proposal:	Rear and side extension. Render to elevations		
Application No:	APP/18/00849	Expiry Date:	01/11/2018
Applicant:	Ms N Bushnell		
Agent:	Mr D P Manns	Case Officer:	Emma Chisnall
	D M Designs		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached bungalow situated to the east side of Berkeley Square in Havant. The dwellinghouse is positioned amongst other bungalows with two storey dwellings positioned to the west side of the highway.
- 1.2 The dwellinghouse is constructed of facing brickwork and concrete tiles and is situated on level ground. The amenity space to the front is adequate in size and is part laid as lawn and part hard-surfaced with a curtilage boundary consisting of low brick wall. The site can accommodate three cars including the detached garage positioned to the rear south side of the dwellinghouse.
- 1.3 No 13 has one exit and entrance onto the site and is situated in a medium density locality. To the rear the amenity space is adequate in size, laid as lawn and surrounded with 1.8m timber fencing.

2 Planning History

None

3 Proposal

- 3.1 Rear and side extension. Render to elevations
- 3.2 The application was originally submitted consisting of a rear extension which raised the ridge height of No 13, had first floor development and dormer windows either side of the roof. Following concerns regarding the proposal in terms of design and neighbour amenity levels an amended proposal was submitted and advertised. This consists of a single storey development which wraps around the south side of the dwellinghouse no greater than the existing ridge height and with no first floor development or windows in the roof.

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

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
As owner of 15 Berkeley Square Havant I would like to register an objection to the proposed development at 13 Berkeley Square. The grounds of my objection are Reduced day light to number 15 The gross invasion of privacy due to the height of the over looking proposed development , in particular the side south facing dormer window Outlook from number 15 would be totally unacceptable. The size of the proposed development is not in proportion to the plot and not in keeping with the surrounding properties. I trust my comments will be taken into consideration	See section 7
Concerns raised regarding: To develop a two bedroom home into a 5 bedroom one is over-development and out of scale with surrounding properties.	See section 7

The external appearance is out of keeping with what currently exists. The large two storey extension is close to my property and shall result in an over-bearing dominance of the skyline to the south which shall result in a loss of visual amenity. The height exceeds the existing roof by several feet and is in contravention of loft conversion clause B.1 (b) of the Town and Country Planning Order 2015 which states that development is not permitted if 'any part of the dwelling, would, as a result of the works, exceed the height of the highest point of the existing roof'. The proposed dormer will overlook the rear of my property, my property area and my large side window. Dormer window and juliet balcony window shall result in a loss of privacy and will impact the enjoyment of my home and garden. I am concerned over the closeness of the extension to my garage. This structure is 64 years old and the works may crack the base and wall of this. Is an independent survey going to be required?	The works proposed to No 13 shall be retained within the land owned by them and set off the boundary to the north. It is not anticipated that harm would come to the neighbours garage and an independent survey would not be requested. This would be a private legal matter between the two parties.
The plans for modification of 13 Berkeley Square are totally inappropriate for both the block of bungalows in which the property is situated and the area as a whole. The area is regarded as a quiet location for retired/semi-retired couples and not for families. To change the bungalow from a 2 bed roomed property into a 5 bed roomed property necessarily entails housing a large family. Neither the existing home-owners of Berkeley Square nor the proposed new owners of No. 13 would receive any benefits from this. I suggest that there would be an increase in: - The level of noise emanating from the property, to the distress of elderly neighbours. - The number of vehicles would greatly increase, thus aggravating access to both the road itself, which is quite narrow, and to adjoining	See section 7 The development as now proposed is not considered to result in an overdevelopment of the site. The change in bedroom numbers in itself would not warrant a refusal of planning permission.

properties.

Although the plans show that 3 cars will fit onto the front drive of the property, the reality would be very different.

Numbers 9, 11, 15 Berkeley Square are all 2 bed roomed properties - if the property is to be renovated then it should remain as a 2 bed roomed property, or 3 at the very most.

On a personal level, I object because the Juliet balcony at the rear of the extension will be very visible from my own rear garden and will overlook my garden. I will suffer lack of privacy, and this will impact on the enjoyment that I currently receive from a secluded rear garden. I hope these views will be taken seriously.

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) Parking

(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 was originally submitted consisting of a rear extension which raised the ridge height of No 13, had first floor development and dormer windows either side of the roof. Following concerns regarding the proposal in terms of design and neighbour amenity levels an amended proposal was submitted and advertised. This consists of a single storey development which wraps around the south side of the dwellinghouse no greater than the existing ridge height and with no first floor development or windows in the roof.

7.4 The works proposed to No 13 shall appear subservient to the dwellinghouse in that they shall be single storey in height, no greater than the existing ridge height and shall be set off the shared boundaries with the adjacent neighbours. Although the single storey side extension shall be viewable from Berkeley Square the works shall be set away from the highway by approximately 17m which combined with having a hipped roof to a modest height is considered to result in a limited and acceptable visual impact on the character of the area and No 13.

- 7.5 Materials are proposed to be a render and concrete tile. Following a site visit it was noted that Berkeley Square have varying areas of uniformity and diversity when it comes to materials present. A mixed palette is present with a rendered home to the south of No 13 and therefore the materials proposed are considered to not look significantly out of place. However, a samples condition shall be included with the decision to ensure the materials appear in keeping to No 13 and the streetscene and are submitted to the Local Planning Authority for approval. A concrete tile is considered to be appropriate to suit the locality and No 13.
- 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 development has the potential to impact the neighbouring dwellings No 11 and No 15 Berkeley Square and objections have been made in regards to the proposal. It is noted that these comments related to the original proposal and following the re-advertisement of the new plans no further objections have been made.
- 7.8 The development proposed to No 13 shall be set off the shared boundary with No 15 to the south by approximately 1m which combined with a modest eaves height of approx 2.3m and the design of the roof being hipped away from the neighbour the impact caused is considered to be acceptable. Although concern has been raised in regards to the outlook from No 15 an acceptable gap is considered to be retained between the dwellings and with the proposed set off from the shared boundary the development would accord with the Borough's Design Guide when it comes to acceptable relationships between dwellings and single storey development and is therefore considered to be acceptable.
- 7.9 Two windows are proposed to be retained on the south side elevation at ground floor with one changing from serving a lounge to a bedroom with the other still serving a bedroom but being moved closer to the front west of the dwellinghouse. The alteration of the lounge to a bedroom is considered to improve the existing relationship with No 15 although it is noted that this window faces the flank wall of the neighbour and is unlikely to cause over-looking. Although a window shall be positioned closer to a central point on No 13 this is considered to not cause a more significant additional adverse impact than the existing window. Screening shall be retained between the dwellings which shall soften the impact further and overall the additional amount of over-looking caused shall be limited and acceptable. With the dormers removed as part of the new proposal no over-looking from first floor would occur.
- 7.10 The proposed development shall be to the north of No 15 and as such shall not prevent light levels reaching the neighbour nor cause shadowing as a result. The development is considered to be acceptable.
- 7.11 The proposed development to rear shall be in line with the existing side elevation of No 13, to the same ridge height as existing and shall be set off the shared boundary with No 11 to the north by approx 0.8m. Following a site visit it was noted that ground floor windows are present in the south side of the neighbouring dwellinghouse which currently look onto the side elevation of No 13. The central window is fitted with obscure glass. With the proposed developments design the outlook from these windows is considered to not be significantly altered as the proposed development

shall be to the rear of No 13 thus retaining the existing outlook onto the same area of No 13. Although light levels have the potential to be impacted the design of the roof is hipped from the north which combined with an adequate distance between the proposed development and neighbouring dwelling, a modest eaves height and with the works being in line with the existing ridge height, the impact caused is considered to be limited and not significant enough to warrant a refusal of planning permission.

- 7.12 Two windows are proposed within the north side elevation of No 13 which shall replace the kitchen and bathroom window to serve a bathroom and bedroom. This is considered to result in a reduced level of activity from these windows and as an element of over-looking already exists between the neighbours the impact caused is considered to be improved and acceptable. No windows are proposed within the extension nor at first floor on the dwellinghouse and therefore amenity levels are considered to be maintained as a result of the development.
- 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).

(iv) Parking

- 7.14 The dwellinghouse shall increase the bedroom numbers available from 2 to 4 and there is a requirement to provide three parking spaces onsite. A plan has been submitted which demonstrates this provision can be met and as such, the development is considered to accord with the Boroughs Parking SPD and is considered to be acceptable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character and appearance of the area and on the residential amenities of 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/18/00849 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:

Proposed Block Plan: Unique Plan Reference b90buk/274374/373785
Location Plan: Unique Plan Reference p2buk/274374/373788
Proposed Elevations, Floor, Section and Parking Plan: Drawing No BUSHNELL 01A Revision D A0

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.