

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I would like to point out that if next door builds higher than they have at the moment, I will lose light going into my kitchen and downstairs loo, as both of these have windows onto the drive. I also have windows upstairs, which are the bathroom and hall and again, I believe that the light will be affected here as well.	See section 7.
Also the proposed building is directly on my boundary wall. I will assume that scaffolding will need to be erected during the build - where is this going to go? My drive is next to the existing garage and I use this for my car and park up against my garage door. Are they planning on using my drive for the scaffolding, as this is the only place that it can go?	This is a civil matter which would need to be resolved by the applicant and their neighbour.
There may also be an issue with	See section 7.

parking. This is a very small close and all the houses have cars. If lorries or the workers park outside the houses, this could restrict access. I frequently have to ask people to move their vans that decide that parking across my drive is acceptable.	This is a civil matter which would need to be resolved by the applicant and their neighbour.
None of the neighbours have been spoken to about the plans for the extension, as they do not really speak to anyone in the close. Not even me, who will be affected by the building more than anyone else.	Noted.
I will say that I am not happy that the extension will be built, as this will cause a lot of problems for the rest of the residents as well as myself.	Noted.

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 site is situated in a cul-de-sac part of Cardinal Drive and the properties have open aspects to the front, consequently the proposed extension would be visible from the public realm. Regarding the first floor and two storey element of the scheme, for extensions such as this, there is adopted supplementary planning guidance in the form of the Havant Borough Council Design Guide. This advises that first floor/two storey extensions should be set back from the building line, have a lower ridge height and recommends two storey/first floor side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 The proposal is to extend the first floor over the existing garage which is to be converted into a study, together with a two storey side extension to the rear and modest single storey rear extension. Although the greater part of the extension will be built up to the southern boundary, the existing distance between the southern elevation of the application site and the northern elevation of the neighbouring property is approximately 2.5 metres, which would be retained as the extension does

not extend beyond the side elevation of the existing garage.

- 7.5 The extension is set back 0.3 metres from the front elevation of the property and 0.4 metres from the rear elevation, with the ridge height approximately 0.3 metres below the current ridge height. It is judged to be subservient to the main dwelling by virtue of the proposed width.
- 7.6 The single storey rear extension has a modest depth of 1.3 metres and would extend across the rear of the site. Whilst the existing depth of the rear garden is less than the 10 metres recommended in the Havant Borough Council Design Guide, it is noted permitted development rights are intact for the property and in isolation, an extension with a depth of 3 metres could be constructed without the benefit of planning permission. The development, together with the existing dormer, would result in a generous increase to the original volume of the property, although with a modest increase in the current footprint.
- 7.7 The original proposal included the introduction of cladding to the elevations of the side extension. However following officer concerns, amended plans were submitted removing the cladding and for the finish to match the existing brickwork.
- 7.8 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

- 7.9 The main part of the extension is to the southern elevation of the property, situated to the rear of and over the existing garage. Concerns were raised that the addition would block light from the ground floor cloakroom and kitchen windows and first floor hall and bathroom windows at the neighbouring property. Whilst it is acknowledged the extension would reduce the distance at first floor between the properties and consequently be closer to the first floor hall and bathroom window at 12 Cardinal Way, these are secondary windows and any resulting impact could not be considered as a defensible reason for refusal.
- 7.10 Regarding the ground floor windows in the northern elevation of the neighbouring property, which serve a cloakroom and second kitchen window, the existing distance of 2.5 metres to the southern elevation of the garage would be retained. Furthermore, as with the first floor side windows these are deemed to be secondary and any impact would not be unacceptable. There are no windows in the side elevation of the extension. The rear elevation of the existing garage over which the extension is to be built is in line with front elevation of the garage at the neighbouring property with the rear elevation of the extension being set back 2 metres from the back elevation of the neighbouring garage.
- 7.11 The first floor window in the rear elevation of the extension could be perceived to increase overlooking of the amenity area of the property to the rear which is side on to the application site. However a degree of overlooking already exists from the current first floor windows and it is considered the new window would not result in a loss of privacy or create an additional unacceptable level of overlooking.
- 7.12 There are no windows in the northern side elevation of the single storey rear extension which has a modest depth of 1.3 metres. It is therefore considered any impact on the

property to the north would be negligible.

- 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 proposed conversion of the garage would result in the loss of a parking space, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and a condition is recommended to retain the spaces for parking at all times.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and the neighbours, and can accommodate its parking requirements. It 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/19/00128 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 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.
- 3 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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 2018.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Block plan
Parking plan
Existing and proposed front elevation plans
Existing and proposed rear elevation plans
Existing and proposed side elevations plans
Existing and proposed ground floor plans
Existing and proposed first floor plans

Reason: - To ensure provision of a satisfactory development.