
Site Address:	76 Stockheath Way, Havant, PO9 2DT		
Proposal:	Two storey side extension.		
Application No:	APP/18/00731	Expiry Date:	24/09/2018
Applicant:	Mr Mathews PMG Property Developments Ltd		
Agent:	Mr M Morris	Case Officer:	Karen Wooden
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terrace property of multi brick construction, with a pitched, tiled roof.
- 1.2 The dwelling sits on the eastern corner of a cul-de-sac, which includes a terrace and two pairs of semi detached properties of a similar age and style.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Two storey side 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

- 5.1 No consultees 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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5

Comment	Officer Comment
I have concerns over the parking facilities within the cul de sac by making the house bigger. There is not enough parking as it is. People already constantly block our driveway. Also the fact that our boundary is directly next to the property in question, they will almost certainly need to cross our boundary to gain full access. As we require 24 hour access to our side entrance this would inconvenience to us. By adding a side extension will also affect our privacy over looking our garden, therefore I object to these plans.	The impact on parking has been addressed in Section 7. The plans show the proposal will be no less than 50mm inside the site boundary of No. 76. Overlooking issues have been addressed in Section 7.
As it's going to be made into a 5 bedroom property it cannot have a drive way and parking is already difficult in this cul de sac extra cars in such a big house would make the parking horrendous. Also making rooms in the loft would overlook our back garden hence us losing our privacy and also 2 other properties in the terrace. This has been discussed with all the residents in the cul de sac and we are all of the same opinion that to change a 2 bedroom house to a 5 in a corner plot with never being able to have a drive way would make parking a nightmare.	The impact on parking has been addressed in Section 7. The proposal is to increase the existing property from 2 bedrooms to 3. The plans do not show a loft extension.
I think enlarging the corner house to accommodate more people is not taking into consideration other residents in the cul-de-sac as it's quite a small area. Aside from overlooking neighbours houses there's no room for a drive and parking which is already an issue will become worse.	The impact on parking has been addressed in Section 7.
I am a resident of stockheath way. My self and all the resident think that this is a most ridiculous plan as the cul-de-sac is so small and there is NO parking facilities for any more cars to park especially at number 76 : and the privacy of the immediate neighbors next door will be compromised . Has any one even been round to have a look to see how very small the cul-de-sac is ? I think this would also devalue our property. I really object to this ridiculous plan	The impact on parking has been addressed in Section 7. The impact on the value of a property is not a planning consideration.
Parking in this very small Cul de sac is very limited plus 76 has no parking area at all .I would like to know why	The impact on parking has been addressed in

notices were not put on Lamposts for people to view .People are very concerned as the area is very congested anyway .	Section 7. A scheme of this size does not require a site notice.
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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 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 proposed two storey side extension will extend the property to the northern boundary line, built using materials of a similar style to those used on the host dwelling. The design shows the front elevation to be set back, and the ridge line to be lower than that of the main dwellinghouse, showing the extension to be subservient. This accords with the recommendation of The Havant Borough Council Borough Design Guide.

7.4 The front of the extension will only be visible from the cul-de-sac, with the rear being visible from the Petersfield Road to the east. Many properties within close proximity have been altered and extended.

7.5 Therefore the design and appearance of the proposal is deemed appropriate in context to the main building and is 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

7.6 Due to the proposed siting of the extension, it is not considered that there will be a significant impact on the occupiers of the properties to the east, south or west.

7.7 The application site is located on a corner and as such the site takes on the form of a triangle. No. 78 Stockheath Way is sited approximately 5m to the north west, with their garden being to the north of the proposed extension. It is not considered that the extension will have an impact on this neighbouring property in terms of overshadowing nor will it have an overbearing impact. The plans show the first floor windows to the northern and western elevations are to be non-opening under 1.7m from ground level, and obscure glazed, to avoid any significant overlooking to the garden of No. 78. It is recommended that a condition is added to any permission to ensure the windows remain this way.

- 7.8 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

- 7.9 Objections to the scheme have been received with regard to the proposed impact the extension could have on the limited parking spaces available close to the site. The current Havant Borough Parking Standards show that a new property with either 2 or 3 bedrooms should be able to provide curtilage parking for 2 vehicles. As the proposal seeks to increase the property from a 2 to a 3 bedroom property, and it currently has no off road parking available, it is not considered appropriate to refuse this application in terms of lack of parking. However should the property propose to increase the bedrooms further by means of a loft conversion, it would be considered appropriate to expect a minimum of 1 parking space be made available within the site. Therefore it is recommended that Permitted Development rights Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) are withdrawn, and any future plans to convert the loft will require planning permission.

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/18/00731 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:

Block and location plan - E 09 76 SL B
Existing and proposed floor plans and elevations - E 07 76 SW Rev A

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted, the windows on the first floor in the northern and western elevations shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.