
Site Address:	16 Wade Court Road, Havant, PO9 2SU		
Proposal:	Single storey side extension, revised garage door and fenestration with raised terrace to rear.		
Application No:	APP/18/00664	Expiry Date:	07/11/2018
Applicant:	Mr & Mrs Stradling		
Agent:	Mr Farrer	Case Officer:	Emma Chisnall
	MF Designs Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 16 Wade Court Road is a two storey dwellinghouse constructed of facing brickwork and concrete tiles. The application site is large in size with a generous amenity space to the rear which is laid as lawn and surrounded with a curtilage boundary constructed of high level hedging, trees and timber fencing providing a thick and effective screening between itself and neighbouring properties.
- 1.2 The site is positioned on a slight decline of land from the road down to the dwellinghouse and has an exit and entrance onto the site from the north and south points of the site. To the north side of the dwellinghouse is a detached double bay garage with a pitched roof. A link wall is positioned between No 16 and the garage to give the appearance of it being attached.

2 Planning History

00/58725/001 - First floor side/rear extension with balcony, PERM,17/01/2001
93/58725/000 - Conservatory to rear., PERM,29/12/1993
05/58725/002 - Relief from Condition 1 of Planning Permission 00/58725/001, relating to the construction of a first floor side/rear extension with balcony, to allow for an extension of the five year period during which development must be commenced., PERM,20/01/2006

3 Proposal

- 3.1 Single storey side extension, revised garage door and fenestration with raised terrace to rear.

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)

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: 24

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
Concern from No 5 Willow Close regarding: These plans propose to build a side extension with large windows onto a large terrace immediately abutting the boundary between No 16 Wade Court and No 5 Willow Close. The garden of Willow Close is very small and this would absolutely intrude on the privacy of the garden with noise and outlook. It also is very close to the corner of 5 Willow Close Master Bedroom and Drawing room in terms of privacy and noise. The plan regrettably does not accurately show how close this extension and Terrace is to No 5 and this is of great concern. It is regrettable that No 16 did not have the courtesy to call on us. Neither does the plan accurately show the proper boundary of the land at the top of Willow Close, which is owned elsewhere. No 16 has planted onto this land making it appear to be theirs. It is nearer the garage side. Quite clearly the outlook from No 5 will be affected by light from the Sky light and the large number of glass doors in the proposed extension - noise	See section 7

and intrusive light. Let alone noise from the large terrace which is very close indeed to 5 Willow Close. It is not clear what trees will be felled in this process which protect the privacy of No 5 from No 16. It is uncomfortably close and unneighbourly. My mother will be greatly distressed by this proposal as she enjoys looking out of her window and sitting in her garden. I have power of attorney and am her point of contact.	
Concern raised by 3 Willow Close regarding: I am very disappointed that this planning application has not been adequately publicised having found out about this only today. Why has no yellow notice been displayed, I tend the area of land in Willow Close adjacent to this property with other residents of the Close and walk my dogs in Willow Close several times every day, I have never seen a yellow notice displayed. As this application directly affects the enjoyment of Willow Close by all of it's residents, I am dismayed the residents of Willow Close were not informed. The location plan and particularly the boundary displayed on it, appears to be inaccurate and it is sourced by Ordnance Survey, it is not a Land Registry plan nor a plan from deeds. The proposed building encroaches on land which is not owned by the property.	See section 7 This is considered to be a household development and as such the publicity procedure requires all immediate/adjacent neighbours to be written to which was carried out on the 5th July and 6th August. Following the new submission of the application this was carried out on the 17th September. This type of development would not generate the requirement of an additional public notice and was therefore not erected in accordance with the Councils statement of community involvement.
Concern raised by No 2 Willow Close regarding: I share my neighbours dismay that this application was not more widely notified. It is great concern for all the residents of Willow Close and we should have been included in the notices by mail. The reason is that the north side site boundary of 16 Wade Court Road adjoins a piece of land to the west as well as two residents' houses. Some believe that this is 'no-man's land' or 'common land'. That is not so. It belongs to the estate of one Arthur Leaves, late of Waterloooville, who was the builder of the houses in Willow Close. For many years the area has been tended by Willow Close residents. Mr Leaves was	See section 7 This is considered to be a household development and as such the publicity procedure requires all immediate/adjacent neighbours to be written to which was carried out on the 5th July and 6th August. Following the new submission of the application this was carried out on the 17th September. This type of development would not generate the requirement of an additional public notice and was therefore not erected in accordance with the Councils statement of community involvement.

aware of this and raised no objection. Presumably on the assumption that the piece of land was 'up for grabs' the previous owner of 16 Wade Ct Rd moved the boundary north by 4m. It is important that planners are aware of this because it means the lower terrace of the proposal is on someone else's land. This is reinforced by the site plan in the application which shows the north boundary correctly as a straight line, whereas the ground floor plan clearly shows a dogleg coming north by 4m. In the deeds of my house all the conveyance documents are included and, again, they show a straight boundary, as does the Land Registry record. Please consider the relevance and implications of this.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 Concern has been raised that No 16 has extended its boundary into land not originally owned by the property. As a result of this plans have been amended to show the land registered and owned by No 16 surrounded by a red line with the owned but unregistered land to the north of the application site surrounded in blue. This is considered to show an accurate and current reflection of the land registered to No 16 and a new certificate and re-advertisement process has been carried out.

7.4 The area of unregistered land to the north of No 16 does not form part of the land where development is proposed. As such the land in question to the north would not be directly part of the application.

(ii) Impact upon the character and appearance of the area

7.5 The works proposed to No 16 include a single storey extension to the north side between the dwellinghouse and garage in order to extend the kitchen and breakfast area. The works are proposed to be single storey in height and would be positioned in an in-fill between the existing development which can to be accommodated comfortably in the plot whilst achieving a subservient appearance on No 16 which accords with the Borough Design Guide. The works are proposed to be built in matching materials to No 16 which would ensure that the works do not look out of

place resulting in a limited and acceptable impact.

- 7.6 The terrace which forms part of the development is proposed to be positioned to the rear of No 16 and therefore shall not be viewable from Wade Court Road resulting in a negligible impact on the character and appearance of the area.
- 7.7 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) Impact upon residential amenity

- 7.8 Concern has been raised by the neighbouring dwelling to the west No 5 Willow Close that the works shall cause over-looking, a loss of enjoyment of amenity space, noise and light intrusion. Following a site visit the neighbour relationship has been closely reviewed and it was noted that No 5 is positioned approximately 18.5m away from the closest point of the proposed extension. There is also significant screening between the dwellings in the form of high level trees, hedging and fencing which is considered to protect and maintain privacy levels between the properties. Due to the modest height of the proposed extension and orientation of the works the development is considered to create a view/outlook into the garden space of No 16 only and at ground floor level only thereby having a limited and acceptable impact which accords with guidance stipulated within the Borough Design Guide. The works are considered to be acceptable.
- 7.9 Noise has been raised as a concern from the proposed terrace however it is noted that the application site already has hard-surfacing to the rear which can be used for the same level of activity and purpose in its existing state. As a garden space a certain level of noise is also expected. The terrace due to its height and position on No 16 would not cause any significant over-looking which coupled with the sufficient screening in place is considered to result in a negligible impact which is considered to be acceptable.
- 7.10 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 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/18/00664 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 Elevations Plan: Drawing No P_02B

Location and Block Plan: Drawing No P_03A

Proposed Floor Plan: Drawing No 3200 P0_1B

Reason: - To ensure provision of a satisfactory development.

- 3 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.