
Site Address: 20 Penk Ridge, Havant, PO9 3LU
Proposal: Demolition of existing garage and erection of side and rear extension.
Internal alterations and construction of raised decking.
Application No: APP/19/00037 Expiry Date: 15/03/2019
Applicant: Mr & Mrs Archer
Agent: Mr Cresdee Case Officer: Emma Chisnall
 Both Creative
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 20 Penk Ridge is a two storey semi-detached dwelling with a hipped roof situated on the south side of the highway in Havant. The dwellinghouse is situated on an incline of land to the north and is constructed of facing brickwork and concrete tiles. To the front the amenity space is adequate in size and is laid as lawn with an open appearance from the road. An area of hard-surfacing runs along the east side elevation of the dwellinghouse providing a provision for parking multiple cars onsite. A garage is positioned to the rear along the east side shared boundary which provides an additional provision.
- 1.2 No 20 were permitted the conservatory to the rear of the dwelling back in 2003. They wish to demolish this and re-build a structure to near the same specifications as the existing whilst moving the garage closer to the rear elevation of the property and erecting some raised decking into the garden space.
- 1.3 Currently the remaining garden space is laid as lawn and has a staggered timber fencing approximately 1.8m high which runs around the curtilage boundary.

2 Planning History

03/68676/000 - Conservatory to rear, PERM,28/08/2003

3 Proposal

- 3.1 Demolition of existing garage and erection of side and rear extension. Internal alterations and construction of raised decking.

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)

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 works proposed to No 20 shall be positioned to the rear of the dwellinghouse and shall therefore be screened from the public realm protecting the existing character of the area from the highway. Following a site visit rear extensions are present along the properties within Penk Ridge and therefore the works proposed to No 20 are considered to not appear out of keeping to immediate locality and pattern of development.

- 7.4 The proposed development shall replace an existing conservatory to similar dimensions albeit a little higher than the existing at approx 0.3m of an increase. Due to the decline of land to the south the works shall appear larger in nature due to the levelling that would be required to support the extension. However, the works are single storey in height and the visual impact is considered to be established due to the existing works in place on the dwellinghouse. A flat roof shall reduce the visual dominance of the development further and combined with materials proposed that match that of No 20 the works are considered to look in keeping to No 20 and appear proportionate enough to not warrant a refusal of planning permission. The works are therefore considered to be acceptable.
- 7.5 The garage is proposed to be moved forward in its plot to be attached to the main home. This shall bring the works in line with the neighbours garage and due to being similar in scale and height to the existing garage at No 20 the new proposed garage is considered to not appear significantly different nor out of place. The garage shall be set away from the highway by approximately 17m which shall ensure the works do not appear dominant from the streetscene.
- 7.6 An area of raised decking is proposed to the rear of the property which shall create a sit out area and stairs to walk down into the garden due to the decline of land. Due to its position to the rear of No 20 the visual impact caused as a result is considered to be limited and acceptable.
- 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) Effect on neighbouring properties

- 7.8 No 22 is the neighbouring dwelling to the east and has its garage in a forward position in its plot along the west side boundary with No 20. It would be noted that this garage is large in height and has a flank wall which faces onto No 20. Although the garage at No 20 shall be brought forward in its plot the garages shall be mostly in line with each other improving the visual appearance from the rear amenity space when compared to where the garage was as existing. Due to the height of the proposed garage which is modestly higher than the existing, the majority of the other works proposed at No 20 shall be screened by the garage. All of the raised decking shall be screened by the garage and shall be higher than 1.7m which shall ensure that no significant over-looking occurs as a result. The single storey rear extension although a little higher than existing is considered to be set suitably off the shared boundary and shall be screened by both garages in place to ensure the works do not appear over-bearing nor obtrusive. The development is therefore considered to result in an acceptable neighbouring impact.
- 7.9 The works proposed to No 20 have the potential to impact the attached neighbouring dwelling No 18. The works due to being levelled shall be modestly increased in height by approx 0.3m however the impact of development up to the shared boundary is already established and combined with the same depth proposed as existing, a flat roof design and no objection being raised by the neighbour the works are considered to not be significantly un-neighbourly to warrant a refusal of planning permission. The raised decking would have the potential to cause over-looking into the rear garden space of No 18 however an obscure glass panel has been proposed to run along the full length of the west side elevation of the decking in order to reduce and remove this

impact. This is considered to have an acceptable impact and would only create a view directly along the rear garden of No 20. The obscure glass panelling shall be conditioned to be carried out prior to the decking being brought into use due to the potential harm caused. However, with this condition the impact caused to No 18 is considered to be limited and 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/19/00037 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:

Location Plan: Licence No 100041041

Site Plan Showing Proposed Works: Licence No 10041041

Proposed Floor and Elevation Plan: Drawing No 281118/180119/150319 1A3

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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 The hereby permitted raised decking area shall not be brought into use unless or until a 1.7m high privacy screen the full length of the west side elevation has been provided with obscure glazing panels fitted with an 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.