
Site Address:	Highfield, Staunton Road, Havant, PO9 1DH		
Proposal:	Two storey rear extension with hipped tiled roof.		
Application No:	APP/18/01149	Expiry Date:	08/01/2019
Applicant:	Mr M Farrant		
Agent:	Mr M Cotton	Case Officer:	Bee Crawford
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached two storey dwelling with a brown tiled pitched and hipped roof and elevations of red multibrick. There is a slight incline from the road to the property which has open vehicular access to the front leading to a concrete drive and parking area, grass and shrubs. There is a 1.8 metre high wall to the northern boundary, a 1.6 metre high fence to the southern boundary and a low wall to the front. The rear garden is mainly paved with shrub borders, a large shed and an outbuilding used for dog kennels and is enclosed by a 2 metre high wall and 1.6 metre high fencing .
- 1.2 A pair of modern two storey semi-detached properties are to the north, a detached bungalow is to the south, a rear parking court and the side aspect of a property in Finley Place are to the rear and the rear aspect of properties in New Road are opposite beyond the Hermitage Stream. The area is of medium density with a mixed range of two storey detached and semi-detached properties, detached bungalows and modern three storey terraced dwellings similar and different age, styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey rear extension with hipped tiled 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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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

Environment Agency

No response received.

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: 12

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
- (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 is for a two storey rear extension and would be partially visible from the public realm, although the property is set back 7 metres from the highway and the street scene is diverse in nature.

7.4 With respect to the proposal, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This recommends two storey rear extensions should be sympathetic to the original design of the building and should not cause an

adverse affect to the neighbouring properties. There should be a minimum distance of 2 metres to neighbouring properties and advises that it is important gaps are retained between buildings to prevent neighbouring properties being adversely affected.

- 7.5 The extension would be set in 0.3 metres from the side elevations of the existing property, with a minimum distance of 2 metres from the northern boundary and 1.5 metres, increasing to 3 metres from the southern boundary of the application site. It has a depth of 3 metres, and whilst the ridge height matches that of the main part of the dwelling, it has a hipped and pitched roof which reduces the perception of mass.
- 7.6 The proposal would result in a reasonable increase to the original volume of the property, however it is considered it can be accommodated within the extent of the site, retaining a sufficient amount of amenity space available to the property.
- 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 judged that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 The two storey extension would be set in 0.3 metres from the existing side elevations of the property and has a depth of 3 metres, although there are no windows in either side elevation. Whilst the extension projects beyond the rear elevations of both neighbouring properties, there would be a distance of 3 metres to the southern elevation of the neighbouring property to the north and a distance of approximately 3 metres to the northern-most corner of the property to the south, retaining a reasonable gap between the properties.
- 7.9 The extension does not fall within the 45 degree overshadowing zone of the rear elevations of either neighbouring property and the roof pitches away from the property boundaries, minimising any perception of the extension being overbearing to the properties adjacent to the site.
- 7.10 The rear elevation of the extension has a window, door and french doors at ground floor and two windows of a modest size at first floor, serving a bathroom and bedroom. It is judged the new windows would not be harmful as a degree of overlooking already exists from the current first floor rear windows.
- 7.11 The property to the rear is considered to be a sufficient distance away for any impact to be negligible.

(iv) Parking

- 7.12 There is an increase in the number of bedrooms from three to four, 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.
- 7.13 Consequently, it is considered that the proposal is unlikely to 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.

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/18/01149 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

Site plan

Drg no. ADL47/01

Existing floor, elevations and block plan

Drg no. ADL51/01

Proposed floor, elevations and block plan

Reason: - To ensure provision of a satisfactory development.