
Site Address:	St Aubin, 13 Pembury Road, Havant, PO9 2TS		
Proposal:	Two storey and first floor rear extension, first floor side dormer and single storey front extensions.		
Application No:	APP/18/00525	Expiry Date:	30/07/2018
Applicant:	Ms Cooper		
Agent:	Mr M Moyse	Case Officer:	Bee Crawford
	Martin Moyse MRICS		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached property with an attached garage situated on a good sized plot. It has a brown tiled pitched, hipped and cat slide roof and elevations of red/brown multibrick. The site is level with open vehicular access to the front leading to a shingle and concrete drive and parking area, grass and shrubs, enclosed with a dwarf wall to the front, a 1 metre high fence to the east and shrubs to the west. The rear garden has a depth in excess of 25 metres and is mainly laid to lawn, with a patio area, shrubs, hedging and a shed, with a 2 metre high fence to the west, a 2 metre high wall, fence and hedge to the east and hedging in excess of 2 metres high to the southern boundary.
- 1.2 Two storey detached properties are to the east, west and opposite and the rear gardens of properties in Norris Gardens are to the rear, beyond a public footpath. The area is of medium density with two storey detached properties of 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 and first floor rear extension, first floor side dormer, single storey front extensions and a new first floor window in the eastern elevation.

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

Countryside Access Team

No response received.

Open Space Society

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: 6

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 proposal would be visible from the public realm, although the development is set back 6.6 metres from the highway. The single storey front elements of the proposal

are for and extension to the garage and the provision of a new porch, both extending a maximum of 2.5 metres beyond the front elevation of the property, together with a small canopy to the porch. The first floor and two storey rear extension includes the continuation of the existing main roofline over the single storey rear addition, with the roof of the western part of the extension approximately 1 metre below the existing ridge. It does not project any further than the existing side elevation of the property.

- 7.4 Whilst the side dormer is set well below the ridge height, the roof originally had both pitched and flat elements. Following officer concerns regarding the relationship with the main dwelling and the impact on the street-scene, amended plans were submitted replacing the flat roof with a pitched roof which was deemed acceptable.
- 7.5 The proposal would result in a generous increase to the volume and footprint of the property, however, it is considered the scheme can be comfortably accommodated within the extent of the site.
- 7.6 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 which is diverse in nature.

(iii) Effect on neighbouring properties

- 7.7 The first floor extension would be a continuation of the eastern elevation of the property, retaining the 1.3 metre distance to the boundary, with the western elevation of the neighbouring property a further 1 metre away. Whilst the ridge height of this part of the extension is a continuation of the existing, the roof is hipped and pitches away from the boundary, reducing any perception of scheme being overbearing to the neighbouring property.
- 7.8 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls comfortably outside the overshadowing zone of ground and first floor windows at 11 Pembury Road. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.9 There is a new window in the eastern elevation at first floor which the plans indicate is to serve a bedroom. There are no windows or roof lights in the in the western elevation of the neighbouring property. It is therefore considered that the new window would not result in any unacceptable harm or additional overlooking to the occupiers of the neighbouring property and in this instance it would be unreasonable to impose a condition for the glass of this window to be obscure glazed or limit the openings.
- 7.10 The two storey extension would infill the area between the western elevation of the existing single storey rear addition and the rear elevation of the main dwelling, retaining the 1 metre distance to the western boundary. There are no windows at first floor and one high level window in the ground floor of the western elevation of the extension. The roof is 1 metre lower than the existing ridge, is hipped and pitches away from the western boundary. Furthermore, the property to the west at number 15 benefits from a similar type of development and the new extension would only project marginally beyond the rear elevation of this neighbouring extension.

- 7.11 The new side dormer would be on the western elevation to the cat slide part of the roof. Whilst there are three windows in the dormer, there are no windows or roof lights in the in the eastern elevation of the neighbouring property. In addition, the plans indicate the windows are to serve two en-suites and a dressing room and are annotated for the windows to be obscure glazed and fixed shut with openings 1.7 metres above the floor level.
- 7.12 The single storey front extensions are for a porch to the eastern side of the property and a garage extension to the western side. The front additions would not extend beyond either side elevation of the existing property and are approximately 2.5 metres in depth and of a modest height. It is considered any impact on the properties adjacent to the site would be negligible and the properties opposite the site are in excess of 25 metres away.
- 7.13 The rear elevations of the properties to the south of the site in Norris Gardens are more than 45 metres away beyond a public footpath and it is deemed any effect of the development would be minimal.
- 7.14 Notwithstanding the size of the extension, 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.

(iv) Parking

- 7.15 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 it is therefore considered a condition is not necessary in this instance.

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/18/00525 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 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.

- 3 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 in the dormer on the western elevation 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 01 Existing floor and elevation plans

Drg no. 02 Location plan, block plan, proposed floor and elevation plans

Reason: - To ensure provision of a satisfactory development.