
Site Address: 2 Hillmead Gardens, Havant, PO9 3NL
Proposal: Part demolition of existing store/garage and erection of part single storey, part two storey side and rear extension.
Application No: APP/18/00821 Expiry Date: 20/11/2018
Applicant: Mr and Mrs Woodcock
Agent: Mr D Treagus Case Officer: Bee Crawford
 Derek Treagus Associates
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property and attached garage with a brown tiled pitched roof and elevations of red and yellow multibrick and render. The site is level with open vehicular access to the front leading to a concrete drive and parking area and grass. The site is open to the southern boundary, there is a low wall to part of the front boundary and shrubs to the northern boundary. The rear garden is mainly laid to lawn with a patio area and shrubs and is enclosed to all boundaries with fencing ranging in height from 1.5 metres to 2 metres.
- 1.2 The adjoining semi-detached property lies to the north, a pair of two storey semi-detached properties are to the south (set at an angle to the application site) and opposite, and the rear garden of a property in Scratchface Lane is to the rear beyond an electricity sub-station. The area is of medium density of a mixture of detached, semi-detached and terraced 2 storey properties and bungalows 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 part demolition of existing store/garage and erection of part single storey, part two storey side and rear 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)

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

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: 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 proposal is to extend the first floor over the existing hall and part of the garage which would be visible from the public realm and a two storey rear extension, together with an extension to the existing single storey rear addition. Regarding the first floor/two storey element of the scheme, for extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that these extensions should be set back from the building line, have a lower ridge height and recommends first floor side extensions should be at least two metres

from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

- 7.4 The distance between the southern elevation of the application site and the northern elevation of the neighbouring property would be approximately 2.6 metres reducing to 0.9 metres, with the first floor element a depth of 4.7 metres and the two storey element which forms a covered area at ground floor a further 1.9 metres. The front of the extension is set back approximately 1.85 metres from the front of the property and reduces in width by 1 metre after 3.4 metres. The extension has two hipped and pitched roofs with a lower ridge height of 1.5 metres and is judged to be subservient to the main dwelling by virtue of the proposed width and height.
- 7.5 The single storey rear addition is to extend the existing extension across the rear of the property and will not project beyond the southern elevation. It is of a modest height and in isolation could be built within the realms of permitted development.
- 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.

(iii) Effect on neighbouring properties

- 7.7 The proposed first floor and two storey side element of the scheme is to the southern elevation of the property, situated over the existing hall, part of the garage and the rear of the property. There are no side windows in the extension and whilst it is acknowledged the extension would reduce the distance at first floor between the properties and subsequently be closer to the bathroom window at 3 Hillmead Gardens, any resulting impact could not constitute a defensible reason for refusal. Furthermore, the neighbouring property is set at an angle to number 2 and it is judged this would reduce any perception of the side extension being overbearing to this property.
- 7.8 There is a new window in the rear elevation of the two storey extension which is of a modest size serving a bathroom. Whilst it is deemed this would not result in any overt overlooking, a condition is recommended for the window to be obscure glazed.
- 7.9 The single storey rear extension has one side window and one rear window. It is a minimum distance of 1.6 metres extending to 2.2 metres from the shared boundary with number 3 Hillmead Gardens and it is judged any impact on this property would be negligible. It is also noted that in isolation, this element of the scheme could be built within the realms of permitted development.
- 7.10 The extension is situated thus that any impact on the neighbouring property at number 1 Hillmead Gardens would be negligible. It is judged the properties opposite or to the rear of the site are a sufficient distance away for any impact to be minimal.

(iv) Parking

- 7.11 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.

- 7.12 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.

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/18/00821 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 window in the first floor on the rear elevation serving the bathroom as shown on drawing no. 18/728/01 shall be fitted with 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:

Location and site plan
Existing floor and elevations plan
Drg no. 18/728/01 Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.

