
Site Address:	3 Denn Fields, Third Avenue, Havant, PO9 2QZ		
Proposal:	Single storey side and rear extension with roof lantern		
Application No:	APP/18/00807	Expiry Date:	10/10/2018
Applicant:	Mr & Mrs D & E Bradshaw		
Agent:	Mr C Langridge	Case Officer:	Bee Crawford
Ward:	St Faiths		
Site Visit Date:	25/09/2018		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property on a small development accessed via a private drive at the end of Third Avenue. It has a brown tiled pitched roof and elevations of red multibrick and cream render. The site is level with open vehicular access to the front and a block paved drive to the side. The rear garden is relatively small with a patio area and grass, enclosed with 1.8 metre fencing to the eastern and western boundaries and a 1.6 metre wire fence to the rear.
- 1.2 The adjoining two storey semi-detached dwelling is to the east, a pair of modern two storey semi-detached properties are to the west and there is a railway line to the rear and opposite the site beyond foliage screening. The area is of medium density with two storey detached, semi-detached and terraced properties of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a single storey side and rear extension with roof lantern.

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: 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

(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 for a single storey side and rear extension which is 6.975 metres in width and 3.6 metres in depth. Whilst the extension is not an excessive size, the rear garden of the property is comparatively small with approximate dimensions of 7.4 metres wide and a depth of 8 metres. Consequently the remaining rear amenity space which is the only private area afforded to the property, would be reduced to a depth of approximately 4.4 metres. The application property is a 3 bedroom dwelling and therefore provides family accommodation. As a result of the proposal the property would be left with very limited external amenity space which is considered unsuitable for this type of accommodation. This would be detrimental to the amenities of the current and any future occupiers of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 and the adopted Havant Borough Council Borough Design Guide SPD 2011.

7.4 Officer concerns were raised with respect to the size of the extension and subsequent loss of private amenity space. The agent was advised that if the depth of the extension was reduced by 1.1 metre to 2.5 metres, it would on balance be acceptable. However, the applicant did not feel this would be feasible to achieve the accommodation wanted.

(iii) Effect on neighbouring properties

7.5 There are no side windows in the proposed extension which would extend across the majority of the site, being set in approximately 0.35 metres from the eastern boundary. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which indicates that the extension would fall within the overshadowing zone of the small lounge window at number 4 Denn Fields. However, french doors also serve this room which would fall outside of the 45 degree overshadowing zone.

- 7.6 There would be a distance of approximately 2.5 metres from the western elevation of the extension to the eastern elevation of the neighbouring property at number 2 Denn Fields. The extension would fall outside of the 45 degree overshadowing zone of the nearest window of this property and it is therefore considered any impact would be nominal. There are no properties to the rear of the site or opposite.

8 Conclusion

- 8.1 The proposed 3.6 metre depth of the extension is considered excessive in relation to the existing rear amenity space, and the remaining garden area would not be appropriate in relation to the size of the property. As such, the application is contrary to policy CS16 of the Core Strategy 2011 and the adopted Design Guide 2011 and is therefore recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/18/00807 for the following reasons

- 1 The proposal would constitute an overdevelopment of the site resulting in a very restricted private amenity space which would be harmful to the residential amenities of the occupants of the dwelling. The limited amenity space is considered unsuitable for this 3 bedroom dwelling which provides family accommodation. Furthermore, the proposal would create an undesirable precedent which would make it difficult to refuse further applications on similar nearby properties. The development would therefore be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework 2018.