
Site Address:	14A Knox Road, Havant, PO9 1NP		
Proposal:	Two storey rear extension.		
Application No:	APP/18/00644	Expiry Date:	21/08/2018
Applicant:	Mr P Russell		
Agent:	Mr Gregory	Case Officer:	Emma Chisnall
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a detached two storey dwelling in a residential street in Havant. The property is of render and brick construction with a tiled roof. Vehicular access onto Knox Road lies to the east of the dwelling; the front garden is enclosed by a variety of low level (c.1m high) boundary treatments - the store on the west side of the dwelling effectively forms the boundary further back into the plot. The adjacent dwellings are in the main of two storey scale, but with a variety of designs and ages evident.

2 Planning History

APP/13/00654 - Single storey front extension., PERM,28/08/2013

3 Proposal

- 3.1 Two storey 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

Havant Borough Local Plan (Allocations) July 2014

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: 7

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 No 14A has a unique shape within Knox Road having a width of approx 10.5m which reflects the size of other dwellings within the streetscene but a modest depth between 8.5m-4.5m. The neighbouring dwellings are much deeper in comparison and stretch out beyond the rear elevation of No 14A and therefore although the works appear large in size on No 14A they are considered to appear proportionate to the plot size available whilst following the existing elevations and height of No 14A. Alongside the works reflecting the typical size of neighbouring dwellings the works are considered, on balance, to be acceptable.

7.4 The works proposed to No 14A shall be positioned to the rear and shall not be readily viewable from the public domain and Knox Road. The works have been designed to maintain the existing front appearance of No 14A and from being built in matching materials are considered to not look of place and protect the existing character of the area.

7.5 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

- 7.6 The proposed development has the potential to impact the No 16 and No 14 Knox Road.
- 7.7 The neighbouring dwelling to the east No 14 shall be set away from the proposed development by approximately 6m. Combined with the design of the development and the works being hipped away from the neighbour it is considered that the development shall be set sufficiently away from the neighbour to ensure light levels are not impacted nor the works appearing over-bearing or obtrusive. A new first floor window is proposed within the east side elevation of No 14a which shall look onto the neighbouring dwelling and its first floor windows in the west side elevation. In order to prevent over-looking into these windows and protect privacy levels, plans have been amended which propose a high level window of 1.7m and this shall be conditioned as part of the decision. This is considered to maintain the existing privacy levels between the neighbours and the works are considered to be acceptable.
- 7.8 No 16 Knox Road is the dwellinghouse to the west and is currently sub-divided into two flats. The works proposed at No 14A shall be set away from the neighbouring dwelling by approx 2 metres and shall not extend past the neighbours rear elevation. Two windows are in place within the neighbours west side elevation of No 16 however it has been established that these windows serve non-habitable rooms and are fitted with obscure glass which would ensure that the works at No 14a do not create an adverse outlook from a primary room nor appear oppressive from No 16. Light levels do have the potential to be impacted however, the windows are fitted with obscure glass as existing and alongside the design of the works being hipped away from No 16 towards the east and south, and that the works are set 2m away it is considered, on balance, that the works would not cause a significant adverse impact to light levels reaching the neighbouring dwelling. With no objection being made by the neighbouring dwelling the works are considered to be acceptable.
- 7.9 No new windows are proposed within the west side elevation of the proposed development and therefore privacy levels are considered to be maintained.
- 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).

(iv) Parking

- 7.11 The proposed development shall increase the bedroom numbers at No 14A Knox Road from two to four and as such there is a requirement to provide three parking spaces onsite in order to accord with the Boroughs Parking SPD. Following a site visit this is considered to be accommodated with the use of the garage and hard-surfacing along the east side of the dwellinghouse. The works are considered to be acceptable.

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/18/00644 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:

Proposed Block Plan: Licence No 100041040 Received 28.08.2018
Proposed Section Detail: Drawing No KNO_02 Revision C
Existing and Proposed Floor and Elevation Plans: Drawing No KNO_01 Revision D

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 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 side elevation facing east and serving the bedroom shall be fitted with a cill height of no less than 1.7m above finished floor level, and shall be 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.