
Site Address:	12 Hillmead Gardens, Havant, PO9 3NL		
Proposal:	Demolition of existing garage, construction of single storey rear, side and front extensions.		
Application No:	APP/18/00726	Expiry Date:	19/09/2018
Applicant:	Mr & Mrs Tierney		
Agent:	Mr C Flint	Case Officer:	Emma Chisnall
	Chris Flint Associates Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 12 is a semi-detached two storey dwellinghouse situated centrally and on an incline within Hillmead Gardens in Havant. The dwellinghouse is constructed of facing brickwork and concrete tiles and has an amenity space to the front and side which is fully hard-surfaced. A detached garage is positioned to the rear allowing No 12 to accommodate four cars onsite. To the rear the amenity space is long and narrow in form and surrounded with a part 1.8m high timber fence and part 2.5m hedging around the curtilage boundary.
- 1.2 The locality is of a medium density with development present within the streetscene of Hillmead Gardens.

2 Planning History

APP/18/00485 - Demolition of existing garage, construction of single storey rear, side and front extensions., WD,04/07/2018

3 Proposal

- 3.1 Demolition of existing garage, construction of single storey rear, side and front extensions.
- 3.2 The application follows a previous scheme which was withdrawn due to concerns over its mass and scale. The current application has reduced the size of the extension to the rear and includes a single storey extension to the side.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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: 8

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 works propose a single storey extension to the rear and side of No 12 which produces a part wrap around extension with a break in the side elevation at a central point. The works include a porch to the front. The proposed development is considered to alter the visual appearance of No 12 but to a modest scale only resulting in an acceptable visual impact. The proposed porch is considered to appear subservient and proportionate to the front space of No 12. The streetscene contains examples of porches and alongside using matching materials to No 12 the development is considered to appear in keeping to the dwellinghouse and streetscene of Hillmead Gardens.

7.4 The proposed side extension shall be single storey in height and set off the boundary to the south at varying distances due to the angle of the development but towards the front, shall be set off the boundary with No 13 by at least 0.5m. This shall leave a visual gap between the development and neighbouring property measuring approximately 2.5m wide which shall ensure the works do not appear overbearing or

obtrusive from the streetscene. Although viewable from the streetscene, the works are single storey in height and shall be set back from the front elevation of No 12 and from the highway by approx 8m which shall reduce the visual dominance of the development further creating an acceptable impact on the character and appearance of the area.

- 7.5 The single storey development to the rear shall be screened from the public realm and built in matching materials to No 12. The works are considered to be acceptable.
- 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 works have the potential to impact the adjacent neighbours No 13 and No 11 Hillmead Gardens although it is noted that no letters of objection were received with respect to the scheme.
- 7.8 A site visit has been performed to assess the potential impact caused to No 13 Hillmead Gardens and it was noted that two ground floor windows are present within the north side elevation of the neighbouring dwelling both of which are high level and fitted with obscure glass. Therefore although the proposed development at No 12 shall bring development in closer proximity to the neighbour there is considered to not be substantial harm caused to the outlook of these windows. No screening is between the dwellings and it is noted that No 12 is positioned on a slightly position than the neighbour making the impact of the development greater. However, the works shall be set away from No 13 by approximately 2.5m when taken from a middle point. It is also noted that an existing garage is in place along the south boundary between Nos 12 and 13 which shall be removed as part of the proposal. The works to the rear shall be set off the boundary and to a similar height therefore improving the current relationship between the neighbours which is considered to be acceptable.
- 7.9 Two windows serving a utility and en-suite are proposed within the south side elevation of No 12 which shall look onto the windows of No 13 which are fitted with obscure glass and high level. It is noted that two ground floor windows already exist in the south side elevation of No 12 which serve a hallway and kitchen and therefore although the proposed windows shall be in closer proximity to No 13 they shall serve non-primary rooms and shall not create a significant additional level of over-looking as a result. With no objection being made by the neighbour the development is considered to result in a limited and acceptable impact and shall not be conditioned.
- 7.10 The impact caused to No 11 Hillmead Gardens is considered to be modest. The works proposed to No 12 shall be approx 3.6m in height and 3m deep and under permitted development rights this aspect of the proposal would be able to be carried out without the requirement for planning permission. No windows are proposed within the side elevation of the proposed sitting room and therefore combined with the sufficient screening between the neighbours the impact caused is considered to be limited and acceptable. A dinning room window is proposed as part of the extension in the north side of the development at ground floor however due to the works being set off the shared boundary by approx 4.2m and the screening between the neighbours being sufficient no significant over-looking is considered to occur as a result of the development. The works are considered to be acceptable.

- 7.11 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).

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00726 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:

Existing Elevations, Floor Plans, Location and Proposed Block Plan: Drawing No CFA FULL BS
Proposed Elevation, Floor and Roof Plan: Drawing No CFA FULL BS

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.