
Site Address:	4 Beechworth Road, Havant, PO9 1AX		
Proposal:	Single storey rear extension.		
Application No:	APP/18/00314	Expiry Date:	17/05/2018
Applicant:	Mr & Mrs Andrews		
Agent:	Mr Bone	Case Officer:	Emma Chisnall
	PWP Architects		
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 4 Beechworth Road is a large detached two storey property and is situated in Havant within the St Faith's Conservation Area. The dwellinghouse is Edwardian and has a modest amenity space to the front which is divided between gravel and lawn in order to accommodate two parking spaces on site. An integral garage is attached along the north side of the dwellinghouse. The curtilage boundary to the front of No 4 is significant with high level hedging varying between approximately 3m-4m high. The site is located in a L shaped plot and has a generous amenity space to the rear which is mostly laid as lawn with a TPO Pittosporum present. Immediately to the rear of the dwellinghouse the area is hard-surfaced. The curtilage boundary to the north is constructed of brickwall approximately 1.8m high with trees and mature hedging along it. Mature trees and high level hedging are present to the east and south of the site with timber boarding along the shared southern boundary with No 2A.

2 Planning History

09/57884/000 - Crown reduce by 25% and crown shape a Pittosporum tree situated in St. Faith's Conservation Area., RNO,23/02/2009
APP/17/00168 - Crown reduce 1No. Pittosporum height by 2m and sides by 1m, within Conservation Area of St Faiths. , RNO,16/03/2017

3 Proposal

- 3.1 Single storey rear extension.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Arboriculturalist

Arboricultural Officer comments : There is a large Pittosporum in the rear garden which has a root protection area that extends into the area of the proposed extension but it is not of TPO quality therefore I have no objection to the proposal in arboricultural terms. If the applicant decides to prune or remove the tree, they will need to submit a separate formal 6 week notice of intent to do so.

Officer Comment: An informative shall be included with the decision.

Conservation Officer, Development Control

Principal Conservation Officer. No objection

4 Beechworth Road is a nicely detailed detached Edwardian dwelling with white painted mouldings above windows, ornamental ridge tiles and sash windows. The property is located within the St Faith's Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

A single storey pitch roof structure is to be removed as part of the proposals. It is of no historic significance and as such its demolition/alteration is accepted.

The replacement single storey extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant or out of character.

No objection subject to the following condition:

- 1) Material samples to be submitted
- 2) Window details
- 3) Guttering details to be submitted

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: 5

Number of site notices: 1

Statutory advertisement: 13/04/2018

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) Impact upon the Conservation Area and 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.

7.3 The application site lies within the St Faith's Conservation Area and as such due regard must be paid to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that in the exercise of its planning powers with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

(ii) Impact upon the Conservation Area and character of the area

7.4 As the dwellinghouse is located within the St Faith's Conservation area there is particular importance to protect and maintain the heritage of the building and as such the conservation officer has been consulted with. Comments have been made that the replacement single storey extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant or out of character. Therefore the works are considered to preserve the existing appearance of the Conservation Area and are considered to be acceptable. Conditions have been requested to be included with any decision issued in relation to the proposed materials, windows and guttering details to ensure that these have an acceptable impact. This shall be included with the decision.

7.5 The works proposed to No 4 shall be positioned to the rear of the dwellinghouse and although they shall project modestly to the north and past the existing side elevation the works shall be single storey in height and would not be viewable from the streetscene of Beechworth Road. The works are considered to protect and maintain the existing character of the area and would not over dominate No 4 appearing subservient. Materials are proposed that include a grey aluminium for the window frames as well as other materials and therefore to ensure that the works appear in keeping to No 4 and the character of the area, further information and samples shall be requested under a condition.

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 6 to the north and No 2A Beechworth Road to the south. The proposed works shall reduce the overall height of the development but shall be in closer proximity to the shared boundaries of both neighbouring dwellings. The works shall be set off the shared boundary with No 2A to the south by approximately 3.7m which is considered to meet with the guidance

stipulated in the Borough's Design Guide when it comes to acceptable development between single storey developments and neighbouring dwellings. New fenestration and doors are proposed along the south side elevation to serve habitable rooms. Although this has the potential to cause over-looking the works shall be set away from the neighbouring property by approximately 8.7m and coupled with the sufficient screening place between the dwelling and proposed development the works are considered to not cause a significant enough impact to warrant a refusal of planning permission. It is noted that the neighbouring dwelling has not objected to the proposed development and due to No 4 being to the north side of No 2A the works are considered to not impact light levels reaching the dwellinghouse nor cause shading as a result.

- 7.8 The proposed extension shall be modestly reduced in height to 3.35m and shall be approximately 1.85m deeper than the existing extension at 9.65m deep and shall be set off the shared boundary to the north with No 6 Beechworth Road by approximately 1.15m at the shortest point. Following a site visit it was noted that the screening between No 4 and No 6 Beechworth Road is approximately 1.8m high and there is a tree along the shared boundary and mature hedging which provides additional screening. Although the works shall be in closer proximity to the shared boundary the development shall be set approximately 5.85m away from the neighbouring dwelling which coupled with the screening in place and reduced height of the works would reduce the visual dominance of the development from No 6. No new windows or fenestration are proposed along the extension of No 4 protecting privacy levels between the neighbours. A new door is proposed towards the west end of the dwellinghouse in the north side elevation but as this shall replace an existing window the additional impact as a result is considered to be limited and acceptable. The proposed development shall be to the south of No 6 and therefore light levels reaching the dwellinghouse do have the potential to be impacted as a result however due to the reduced height of the proposed development and the distance between the dwellings the impact caused is considered to not be significant enough to warrant a refusal of planning permission. It is noted that no objection was made by the neighbouring dwelling in regards to the proposal.
- 7.9 Consequently, 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.

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/18/00314 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 Elevations Plan: Drawing No 1301 Rev A
Proposed Floor Plan: Drawing No 1201
Site Location Plan: Drawing No 1101
Existing and Proposed Block Plan: Drawing No 1100
Exterior Perspective Plan: Drawing No 1005
Design and Access Statement: Received 22.03.2018
Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials and windows to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:
a) Plan, section and elevation to a scale of 1:20 shown in relation to the windows
b) Full size glazing bar section (where appropriate).
c) Details and samples of materials/finishes.
Only the materials and details so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the detailing is compatible with the building's architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Notwithstanding the development hereby permitted no above ground construction works to the building shall commence until specifications and details regarding the proposed guttering on the site has been submitted to and approved in writing by the Local Planning Authority. Only the specifications and details so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the detailing is compatible with the building's architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.