
Site Address: 13 Pook Lane, Havant, PO9 2TH
Proposal: Single storey rear extension with pitch roof and velux roof lights, front porch with new roof over porch and garage.
Application No: APP/17/01115 Expiry Date: 12/12/2017
Applicant: Ms Brookes Mr Tindell
Agent: Mr Rosenthal Case Officer: Bee Crawford
 Rosenthal Design Services Ltd
Ward: St Faiths
Site Visit Date: 30/10/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property and integral garage. It has a brown tiled pitched roof and elevations of red multibrick with pebble dash render at first floor. The site is level and open to the front with vehicular access, leading to a concrete drive and an area of grass and shrubs. The rear garden is mainly laid to lawn with shrubs and is enclosed to all boundaries with fencing ranging in height from 1.5 metres to 2 metres and the side wall of the neighbouring extension to the north.
- 1.2 The adjoining semi-detached property is to the north, a two storey link detached property is to the south, a detached two storey property is opposite and the rear gardens of properties in Luard Court are to the east (rear). The area is of medium density with two storey detached, link detached and semi-detached 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 rear extension with mono pitched roof and roof lights, front porch with new roof over porch and garage.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I am writing regarding your letter of 24th October regarding a planning application for 13 Pook Lane involving a single storey extension with pitched roof and new front porch etc. So far we have endured the best part of eight weeks of noise from #13 as the inside of the house has been stripped out. Much work has been in the evenings and at weekends but we have made no formal complaint regarding the hours as we have taken a 'live and let live' approach, not wishing to cause waves with our new neighbours before they have moved in! We never received any formal notification that the work was to take place and we were not offered a 'party wall' agreement which I understand should have been presented. Regarding the rear extension, I am particularly concerned regarding potential damage to our conservatory, which we have had re-glazed in the last 18 months, when they excavate for the necessary foundations. I am also concerned regarding possible damage to the sewer pipe which runs from our	This is a civil matter which needs to be resolved by the applicants and their neighbours. The plans indicate the rear extension falls wholly within the curtilage of the application site. Concerns with respect to proposed foundations and drainage are dealt with by Building Control.

house across their garden, which may or may not be affected by any excavating. I am also very displeased that plans show the extension will project further from the house than our conservatory and, considering #13 is to the South of our house, this together with the pitch of the extension roof will blot out considerable sunlight from our conservatory. Two years ago we endured a summer of hell as similar modifications were made to #9 and within a couple of months they had sold up and moved on. Much of the work seemed to be done by 'mates' as and when they could spare the time, in the evenings and at weekends, and I am worried that this application will lead to a repeat performance after what we have seen over the past weeks. Whilst accepting that this is not sufficient grounds for objection, I feel the size of the rear extension is and on the basis of size and potential damage to our property we oppose this application and wish it to be referred to the Householder Appeals Service.	See Section 7. This is a civil matter which needs to be resolved by the applicants and their neighbours.
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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 rear extension and alterations to the front elevation to provide a pitched roof over the existing garage, infill the existing porch and a new porch canopy. Whilst this element of the scheme would be visible from the public realm the property is 8 metres from the highway and the development would update the external appearance of the property. It is noted other properties within the vicinity benefit from similar extensions.

7.4 The single storey rear extension is of a modest height and 0.5 metres deeper than could

be constructed within the realms of permitted development. 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

- 7.5 There are no windows in the side elevations of the rear extension and the maximum height of the mono-pitched roof is 3.4 metres which is less than the 4 metre height allowed within the realms of permitted development. It is noted the development is to be built adjacent to the northern boundary and the extension projects approximately 0.5 metres beyond the rear elevation of the neighbouring extension, however this is considered to be reasonable.
- 7.6 Concerns have been raised by the neighbour to the north with respect to loss of light to their conservatory due to the depth and height of the rear extension. Consequently, a 45 degree angle test was carried out to assess any potential loss of light to the neighbouring properties as recommended under Section 5.43 of the Havant Borough Council Design Guide. This verified the extension meets the requirements for adequate daylight to number 11 Pook Lane and would fall marginally within the 45 degree zone of number 15. However, this property lies to the south of the application site and it is judged any impact would be minimal.
- 7.7 Whilst it is acknowledged the proposal would have an effect on the neighbouring property at number 11, the depth of the extension is only 0.5 metres over what could be built under permitted development and the height is well within the permitted development threshold. It is considered that any impact as a result of the rear addition would not be so great as to constitute a defensible reason for refusal. There is a distance of approximately 17 metres from the rear elevation of the extension to the rear elevations of the properties in Luard Court, with good screening in between. It is therefore judged that any effect would be minimal.
- 7.8 There are no side windows in the porch infill extension which is 2.1 metres from the northern boundary and 4.5 metres from the southern elevation of the porch of number 11 Pook Lane. The 3.6 metre distance to the northern elevation of the property to the south will be maintained and the new pitched roof over the garage and porch will project away from the property boundaries, lessening any perception of mass.
- 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).

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/17/01115 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 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg PG no. 01 Existing ground floor plan
Drg PG no. 02 Proposed ground floor plan
Drg PG no. 03 Existing first floor plan
Drg PG no. 04 Proposed first floor plan
Drg PG no. 05 Existing elevations plan
Drg PG no. 06 Proposed elevations plan
Drg PG no. 07 Location and block plan

Reason: - To ensure provision of a satisfactory development.