
Site Address: 2 Wigan Crescent, Havant, PO9 3PP
Proposal: Single storey rear extension and two storey side extension, demolish and relocate existing garage to the rear.
Application No: APP/18/00201 Expiry Date: 07/05/2018
Applicant: Mr Chatfield
Agent: Mr Cole Case Officer: Emma Chisnall
Cole Project Management
Limited
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 2 Wigan Crescent is a two storey dwellinghouse situated on a slight incline of land from east to west in Bedhampton, Havant. The dwellinghouse has a large amenity space to the side and rear which is laid with a mixture of paving and lawn. To the north side a car port and garage are present which alongside hard-surfacing to the front of No 2 provides a parking provision for three spaces onsite. A mature tree is present to the north west corner of the site which is subject to a tree preservation order.
- 1.2 The dwellinghouse is positioned on a bend within Wigan Crescent and is viewable from the streetscene and surrounded by a low curtilage boundary to the front. To the rear the amenity space is surrounded with a brick wall and timber fencing approximately 2m high to the south with 1m-1.2m fencing to the north.

2 Planning History

None

3 Proposal

Single storey rear extension and two storey side extension, demolish and relocate existing garage to the rear.

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

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| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| DM13 | (Car and Cycle Parking on Residential Development) |
| DM8 | (Conservation, Protection and Enhancement of Existing Natural Features) |

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

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

In principal the proposal is achievable, however, more information needs to be submitted with regards to what foundations are to be used and a more detailed method statement needs to be submitted with this information. Levels also need to be taken into consideration

Planning officer comment: A condition shall be included to request further information in this regard.

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: 2

Comment	Officer Comment
Support raised by No 55 Scratchface Lane: We have viewed the proposed plans and are happy that there will be no first floor window overlooking our property. We therefore have no objection to the work taking place as the plans currently stand, but would be interested to know if the remaining conifer trees will be remaining or be removed.	See section 7
Concern raised by No 61 Scratchface Lane regarding: The proposed garage and; Distance it is away from No 61 How rainwater shall be removed Un-neighbourly due to scale Adversely affect the outlook from the rear of the property Higher than others in the streetscene Fate of existing trees and plants How it shall be levelled off	See section 7

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) Garage/Parking
- (v) Trees

(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 proposed to No 2 Wigan Crescent shall be partly viewable from the public realm with the two storey extension proposed to the north side in particular visible in the street scene from the east. Due to its position and the fact that No 2 is on a bend, the works shall be partly screened by No 2 itself when viewed from the south.

Following a site visit it is apparent that the dwellings in Wigan Crescent have had previous extensions and with the works proposed to be set in from the front elevation and down from the ridge height the works are considered to achieve a subservient appearance on No 2 which accords with the Borough's Design Guide and does not look out of place within the greater streetscene.

7.4 The current application site has a detached car port and garage to the north side which is proposed to be demolished as part of the proposal. A garage shall be erected to the rear of the dwellinghouse with three parking spaces accommodated to the side and front which is considered to offer an improvement to the current visual appearance of the site.

7.5 Materials are proposed which shall match that of the existing dwellinghouse which shall ensure the works look in keeping and not out of place to the locality.

7.6 The single storey extension proposed to the rear is modest in size, flat roofed, built in matching materials and shall be screened from Wigan Crescent by the existing dwellinghouse and proposed side extension therefore protecting the existing character of the area.

7.7 Taken together, the design and appearance of the proposals 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) and the Borough Design Guide. 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

7.8 The proposal has the potential to impact the adjacent neighbour No 4 Wigan Crescent and the neighbouring dwellings to the north No's 61, 59 and 57 Scratchface Lane.

7.9 The proposed two storey extension shall be in approximate line with No's 59 and 57 Scratchface Lane and shall bring development in closer proximity to the neighbouring

dwelling. It is noted that between the dwellings currently is a mature tree line which provides a substantial screening between the dwellings and which if retained, would screen much of the development. Even without this intervening screening, it is noted that the works shall be set off the shared boundary by approximately 3.5m and away from the neighbouring dwellings by approximately 25m. This is significantly in excess of the rear-to-side separation distances recommended in the adopted Borough Design Guide and is considered to be an acceptable distance for the works to not create an un-neighbourly impact. No first floor windows are proposed within the north side elevation of the extension which shall prevent over-looking and the works shall be hipped away reducing the impact of the works further therefore creating a limited and acceptable impact.

- 7.10 Comments have been by made by No 55 regarding the retention of the trees along the shared boundary which have not been proposed to be removed as part of the development. Following an assessment of the proposal and taking into account the size of the proposed extension, no over-looking caused from first floor windows and the distances between the dwellings of approximately 25m it is considered to not be necessary to condition the retention of the trees along the boundary as the relationship between the dwellings would be considered to be acceptable without them and in accordance with the Council's adopted Borough Design Guide.
- 7.11 No 61 has raised concern with the proposed garage. Through the application process changes have been made to the garages position and size. It is now reduced in size to the approximate scale of 3.25m high, 6m deep and 3.2m wide and is closer in proximity to the main dwellinghouse and shall be set off the shared boundary with No 61 by approximately 1m, as scaled from the submitted block plan. In terms of overall height and footprint the garage is consistent with the scale of buildings that can be constructed in rear gardens under permitted development rights, albeit that the position of the garage relative to the boundary means that it requires planning permission. The modest eaves height of a little over 2m, in combination with the hipped roof would ensure that the highest part of the development would be approximately 20m away from No 61 and unlikely to have a significant impact on the level of outlook that can be expected from a typical residential garden. It is noted that the works shall be positioned on a slight incline and there is no levels information submitted with the application. Whilst this would be likely to make only a modest difference to the height of the works as viewed from No 61 - dependent on how the slab for the garage is constructed - in order to retain an appropriate level of control over the development and ensure that significant height changes are not made, a condition is proposed requiring further information on this point before the garage construction commences.
- 7.12 A concern over guttering has been raised and the continued access to the shared boundary to carry out maintenance. It is considered that the 1m gap between the works and boundary fence is sufficient to allow this maintenance. An email submitted by the agent has confirmed that guttering shall be erected along the side of the garage directing any surface water run off into the curtilage of No 2 to connect to the public sewer. This is considered sufficient to address the concern raised.
- 7.13 The neighbouring dwellinghouse No 4 Wigan Crescent has a single storey rear extension of which the single storey rear extension proposed at No 2 shall project past modestly. The works proposed at No 2 shall be positioned along the boundary line and shall be flat roofed in order to reduce the visual dominance of the development. From being to the north the development shall not impact light levels reaching the neighbouring dwelling and coupled with the sufficient screening in place the works are considered to result in a limited and acceptable impact.

- 7.14 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) and the Council's adopted Borough Design Guide.

(iv) Garage/Parking

- 7.15 The works shall increase No 2 from a three bed to a four bedroom dwelling and as such there is a requirement to provide three parking spaces onsite in order for the works to comply with the Borough's Parking SPD. As this can be provided and has been shown on block plan reference b90BUK/218112/298032 Revision C 'Reposition of garage July 18' the works are considered to accord with the SPD and are acceptable. This shall be conditioned as part of the decision.

(iv) Trees

- 7.16 The position of the garage has been amended to reduce the potential impact to the TPO tree onsite in the north west corner. Although information was submitted regarding the impact of development on this tree alongside the original application, the information does not reflect the amended plans and therefore a condition shall be included with the decision to ensure that this information is submitted to the local planning authority for approval prior to development work commencing on No 2.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered acceptable in context and 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/18/00201 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:

Block Plan showing parking provision: Reference b90BUK/218112/298032
Revision C Re-position of garage July 2018
Site Location Plan: Drawing No p2BUK/218112/298035
Proposed Elevations Plan: Drawing No 06 Received 19.02.2018
Proposed Ground Floor Plan: Drawing No 04 Received 19.02.2018
Proposed First Floor Plan: Drawing No 05 Received 19.02.2018
Guttering Detail Received via email 23.07.2018

Reason: - To ensure provision of a satisfactory development.

- 3 No development work shall commence until a Tree Protection Plan and Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority outlining the position of the TPO fir tree onsite within the shared boundary and the mitigation measures to ensure its protection prior and during the development work. All such approved measures shall be carried out throughout the period of construction activity at the site.
Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.
- 4 No development in relation to the new garage shall take place until details of existing and finished floor and site levels relative to previously agreed datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: In the interests of the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- 5 The car parking, servicing and other vehicular access arrangements shown on the approved plans Block Plan Reference b90BUK/218112/298032 Revision C Re-position of garage July 2018 to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 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.