
Site Address: 6 Talbot Road, Havant, PO9 3HR
Proposal: Demolition of existing single storey extensions to the front, side and rear elevations of the dwelling and erection of a two side storey extension and single storey extension to the front elevation.
Application No: APP/17/00489 Expiry Date: 07/07/2017
Applicant: Mr Gisby
Agent: Mr Fullen Case Officer: Tina Pickup
 Martin Ralph Group
Ward: Bedhampton
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi detached two storey dwelling located on a corner plot with Talbot Close. It has an attached flat roofed single garage, linked to the front elevation with a porch. It is constructed of red brick, with first floor red tile hanging beneath a gable ended concrete tiled roof. False stone cladding has been added to the front elevation and garage. The frontage boundary is a low decorative wall, the majority of the frontage being hardsurfaced/paved patio. The boundary wall then increases in height along Talbot Close, with the return adjacent No 8 Talbot Close being 1.8m high close boarded fencing, enclosing the rear garden and within this area is an old modest timber shed; otherwise this area is largely overgrown and unkempt. To the rear the dwelling has a single story pitched roofed conservatory/extension.

The site is on a spacious and open corner plot, and this is reflected in the opposite corner (No 4) which is an identical property. Generally the area is mixed; the two storey semi's are all of the same design with gable ends, first floor tile hanging etc, but bungalows and chalets are also prevalent opposite and in Talbot Close.

2 Planning History

APP/16/01134 - Two storey side extension; erection of out-building in rear garden and increase in the boundary height along the garden side curtilage of No 6 to 1.8m wall., Withdrawn, 13/01/2017

3 Proposal

Demolition of existing single storey extensions to the front, side and rear elevations of the dwelling and erection of a two side storey extension and single storey extension to the front elevation. Erection of outbuilding.

This is a revised scheme that proposes a 4.4m wide two storey side extension, set back 1m from the front elevation, having a slightly stepped down ridge line. Three car parking spaces are proposed on the frontage and amended plans show the removal of part of the frontage wall enabling extended dropped kerb and improved access to the spaces. An outbuilding to be sited in the north west corner of the site, adjacent the boundary with 8 Talbot Close, was originally proposed, but deleted and withdrawn from the proposal.

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)
DM13 (Car and Cycle Parking on Residential Development)

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**

Highways Engineer, Development Engineer

This should be dealt with under standard Highway Advice

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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received as part of this application - but one from previous APP/16/01134 from No 8 Talbot Close objecting to the size and position of outbuilding	see comments below

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 The site comprises a spacious corner plot and it is noted that the two storey side addition, at 4.4m wide, replaces the existing attached 2.6m wide garage. Therefore at ground floor level, the extra width is only 1.8m and a separation of 6m will be retained to the side boundary with Talbot Close. This two storey extension would approximately align with the front elevation of No 8 Talbot Close, to respect that building line and avoid being overly dominant and prominent on the corner and in the street scene.

7.4 This revised submission sets the front facade back by 1m and steps the ridge down slightly creating an appropriately subservient design, in accordance with the Borough Design Guide SPD. The 4.4m width is also proportionate and subservient to the host dwelling width to not appear over dominant. The proposal also includes a front porch and extension in a lean to style with sloping roof, which is considered appropriate in design to the street scene.

7.5 The original submission included a brick outbuilding measuring 3m x 3.8m x 2.5m high set close to the north west corner which would be adjacent the driveway of No 8 Talbot Close and forward of its front elevation. This forward siting was considered overly prominent in the streetscene, harmful to the otherwise open character of this corner and detrimental to the outlook from Nos 8 Talbot Close - hence this element of the proposal has been withdrawn from the proposal.

7.6 With the omission of the outbuilding, the mass and design of the two storey side extension is deemed appropriate in context to the main building and its corner siting, 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 design of the two storey extension has no first floor windows in the north side elevation which reduces the possibility of the perception of being overlooked by the property to the north. As a side elevation no further first windows could be inserted into this elevation unless both obscure glazed and non-opening where below 1.7m above the floor of the room without planning permission in their own right. These permitted development restrictions would adequately protect neighbouring amenity.

7.8 In terms of the relationship with No 8 Talbot Close - the two storey rear elevation faces the side of the bungalow at no 8. The garden depth and separation is only 8m, but regard must be had to the fact this siting is an existing layout and the outlook from the upper floors of the application site already exist towards the bungalow. Furthermore the proposed side extension is aligned with the frontage, more public area of the bungalow. Overall it is considered that in this built up residential area the proposal will not materially add to the existing levels of overlooking between dwellings.

7.9 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to significant additional 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 this current scheme and the previous letter related to the outbuilding which has been withdrawn.

(iv) Parking

- 7.10 The proposal results in a 4 bedroom dwelling which requires 3 on site spaces to meet the current Parking SPD. These spaces are shown on the frontage with amended plans removing part of the frontage boundary wall to enable an extended opening of 5.2m wide and dropped kerb with direct access to two of the 3 spaces. This dropped kerb area is considered sufficiently distanced from the corner with Talbot Close to not cause a conflict and highway safety concern in this quiet unclassified residential road. The extent of hardsurfacing is not significantly different to the existing layout and would not have a detrimental effect on the visual appearance of the street scene.

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/17/00489

(A) 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 car parking shown on the approved plans to serve the development hereby permitted shall be constructed of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. The parking and access arrangements 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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

16.236.MF 101B Rev C showing vehicular access widened to 5.2m

Reason: - To ensure provision of a satisfactory development.