
Site Address:	18 Wickor Way, Emsworth, PO10 7RE		
Proposal:	Two-storey side extension, new porch canopy, and replacement bay window.		
Application No:	APP/17/01177	Expiry Date:	28/12/2017
Applicant:	Mr & Mrs Keel		
Agent:	Mr Critchley	Case Officer:	Harriet Pitney
	Martin Critchley, Architect		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached, two storey, residential dwellinghouse located on the northern side of Wickor Way, comprising elevations of brick construction (partially tile hung at first floor level) with a tiled pitched roof.

The property benefits from open vehicular access to the front driveway which provides adequate off-road parking provision as well as access through to the single storey detached garage to the rear. The property also benefits from a large front garden area which is laid to lawn and sets the main dwellinghouse back from the public highway by approximately 10 metres.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a similar age, style with some slight variations in terms of the overall design. The streetscene of Wickor Way is considered to be relatively uniform in terms of its character and appearance.

2 Planning History

08/73166/000 - Two storey extension to front and single storey extension to rear., PERM,13/08/2008

63/13322 - for the erection of 10 semi-bungalows and 4 bungalows at plots 1-6, 14-17 and 20-23, UNK,30/01/1964

3 Proposal

This application is for a two-storey extension to the side (western) elevation of No.18 Wickor Way, a new porch canopy and replacement bay window.

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

Not required in relation to this application.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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 to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed development subject of this application would be positioned to the side (western) elevation of the main dwellinghouse and the principal elevation. On this basis, the proposed development would be readily visible from the public realm and streetscene of Wickor Way.

7.4 The properties on the northern side of Wickor Way are all constructed on a building line which is set back a significant distance from the public highway. In this instance

the application site is set back approximately 10 metres from the public highway, thus reducing the visual prominence of the proposed development on the streetscene of Wickor Way.

- 7.5 The proposed two storey extension to the side seeks to infill the area between the principal elevation (closest to the highway) and the existing entrance to the property. The proposed extension has been designed so that it maintains a slight set back from the principal elevation to clearly show its subservience and also to follow the roof line of the main dwellinghouse to maintain the uniform character and appearance of the dwellinghouses on the northern side of Wickor Way. The proposed size, scale and design of the two storey extension is also considered to be a relatively modest addition to the main dwellinghouse and is not considered to detract or result in any adverse impact on the character and appearance of the main dwellinghouse or surrounding area.
- 7.6 The existing front door is currently positioned to the southern elevation of the main dwellinghouse, however this is proposed to be relocated to the western elevation as part of the proposed two storey extension. The porch canopy proposed in this aspect of the development is considered to be appropriate in context to the main dwellinghouse and respects the existing built form.
- 7.7 The proposed development also incorporates a replacement bay window to the southern elevation of the main dwellinghouse. Bay windows appear to be a common characteristic within the streetscene of Wickor Way and there are many examples within the existing streetscene where properties have sought to alter/modify the appearance of their properties in ways such as this. The proposed replacement bay window in terms of its size, scale and design is considered to be appropriate when considered in context with the main dwellinghouse and also respects the existing built form.
- 7.8 Overall, it is considered that the design and appearance of the proposal is deemed appropriate when considered in context with the main dwellinghouse and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is not considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.9 By virtue of the location of the proposed two storey extension and porch canopy to the side (western) elevation of the main dwellinghouse, it is considered that the adjacent neighbouring property to the west (No.20 Wickor Way) would be the neighbour most likely to be affected by the development.
- 7.10 As specified above, the proposed two storey extension seeks to infill the existing area between the side (western) elevation and the principal (southern) elevation of the main dwellinghouse. On this basis, it is not considered that the addition of an extension in this location would result in any additional loss of light or appear overbearing to the adjacent neighbour. It is however acknowledged that the existing main entrance to the property will be relocated to the western elevation together with an additional window at ground floor level and a porch canopy.
- 7.11 It was noted at the time of the officer site visit that No.20 Wickor Way does benefit from a window at ground floor level, albeit partially screened by the existing boundary fence. Whilst it is acknowledged that the relocation of the front door is likely to result in

more activity to the western elevation, the applicant would not have required planning permission to relocate the front door and the slight increase in activity with residents and visitors coming and going is not considered to result in such an impact which would warrant a refusal of planning permission. Furthermore, it is important to acknowledge that a door currently exists within the western elevation which serves the kitchen and as such activity such as this already exists in this location. The additional window proposed at ground floor level is intended to serve a WC and is therefore likely to be obscurely glazed. This window would face the flank wall of the adjacent neighbouring property and as such it is not considered reasonable or necessary in this instance to recommend a condition which requires this window to be obscurely glazed/permanently fixed shut as it is unlikely to result in any loss of privacy to the adjacent neighbour.

- 7.12 The replacement bay window would not be considered to result in any impact which would be considered harmful to the neighbouring amenity of both No.20 & 16 Wickor Way. The side wall of the proposed bay window would be sited approximately 4.8 metres from the shared boundary with No.20 and No.16 Wickor Way currently extends forward of the application site and as such the replacement bay window would not have any impact on this neighbour.
- 7.13 The proposed development would be sited in excess of 23 metres away from the residential dwellings to the south (with Wickor Road in between) and as such would not have any adverse impact on the neighbouring amenity of these properties.
- 7.14 Consequently, it is considered that the proposed development is unlikely to appear overbearing, result in any loss of light, privacy or overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite and to the rear. The proposal is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection were received in relation to this scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours and would not adversely impact on the character and appearance of the area. The proposal is therefore considered to be appropriate and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01177 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows at ground and first floor level in the west elevation of the extension hereby approved shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of The Havant Borough Local Plan (Core Strategy) or the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location and block plan (17088-101)- received 3rd November 2017

Existing elevations (17088-301)- received 3rd November 2017

Existing floor plans (17088-201A)- received 3rd November 2017

Proposed elevations (17088-504A)- received 3rd November 2017

Proposed floor plans (17088-404)- received 3rd November 2017

Reason: - To ensure provision of a satisfactory development.