
Site Address: 28 Lensyd Gardens, Waterlooville, PO8 9SJ
Proposal: Demolition of existing garage and construction of 2 storey side extension, with pitched roof porch, and cladding to front elevation.
Application No: APP/17/00947 Expiry Date: 24/10/2017
Applicant: Mr Poke
Agent: Mr White Case Officer: Harriet Pitney
Ward: Hart Plain
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey, residential dwellinghouse located on the western side of Lensyd Gardens, comprising elevations of brick construction (partially tile hung and cladded at first floor level) with a tiled pitched roof.

The property benefits from open vehicular access to the hard surfaced front driveway which provides off-road parking provision for two vehicles as well as access to the existing garage which is located immediately adjacent to the north elevation of the main dwellinghouse.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a similar age and style albeit slightly varied in terms of their design. The rear boundary of the application site abuts the residential curtilage of the properties within Lovedean Lane. This boundary is well screened by a variety of mature trees.

2 Planning History

05/70407/000 - Single storey conservatory to rear of property., PERM,07/06/2005

3 Proposal

This application is for the demolition of the existing garage and the construction of a two storey extension to the side of 28 Lensyd Gardens, with a pitched roof porch, and cladding to the front elevation.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering Services, Havant Council

No drainage observations

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: 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
- (iv) Parking
- (v) Source Protection Zone

(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 streetscene of Lensyd Gardens is relatively consistent in terms of the size, style and design of the properties within it, most of which benefit from a front porch addition and independent garages to the side elevation of the main dwellinghouse.

7.4 Whilst it is acknowledged that the demolition of the existing garage would remove a common characteristic of the streetscene, it is acknowledged that the two storey extension proposed has been sensitively designed so that it is subservient to the main dwellinghouse and the angle of the roof reflects the existing dwelling.

7.5 Whilst it could be considered that the removal of the garage and the addition of a two storey extension to the side has the potential to create a terracing effect, It must be acknowledged that No.24 Lensyd Gardens have undertaken similar works to demolish

the existing garage on site and construct a two storey extension to the side of the main dwelling. As such, a precedent has already been set for this type of development within the immediate vicinity. Furthermore, the property is set back approximately 10 metres from the main highway thus reducing the visual prominence of the proposed development on the streetscene but also retains a separation distance of 3.5 metres from the side wall of the proposed extension and the side wall of the adjacent neighbouring property (No. 26 Lensyd Gardens). No.26's garage would remain in situ adjacent to the proposed extension and the side wall of No.26. On this basis, it is considered that even with the proposed extension there would still be sufficient separation between No.26 & 28 to avoid a terracing effect.

- 7.6 The proposed porch to the front elevation would again be set back from the highway by approximately 10 metres and would not protrude forward of the existing porch evident on site. On this basis, taking into account that a porch addition is a fairly common characteristic within the streetscene of Lensyd Gardens, it is not considered that this aspect of the proposed development would result in any harmful impact on the character and appearance of the area.
- 7.7 In terms of the proposed materials, the property currently benefits from tile hanging and white cladding to the first floor level of the principal elevation. The proposed development seeks to remove this and replace with a grey cladding at first floor level only. Whilst the cladding in principle is not considered to be unacceptable, to ensure that the colour and specification of the proposed cladding integrates appropriately with the surrounding area, a condition has been imposed requiring the submission of details and/or a sample of the proposed cladding prior to the commencement of works in this regard.
- 7.8 Consequently, it is considered that the design and appearance of the proposed development is deemed appropriate in context with the main dwelling and respects the existing built form. The proposal is therefore considered to be acceptable meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.9 It is not considered that the scheme would result in any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.10 By virtue of the position of the proposed development, the adjacent neighbouring property (No.26 Lensyd Gardens) is the only property which is likely to be affected by the proposed development.
- 7.11 Currently, No. 26 & 28 are separated by two garages, one of which serves No.26 and the other No.28. Whilst the proposal seeks to remove the garage associated with No.28, No.26's garage will remain on site. As a result the separation distance between the side wall of No.26 & No.28 as a result of the proposed two storey extension will now be approximately 3.5 metres. It is important to acknowledge that the proposed extension would not protrude forward of the principal elevation of No.26 and furthermore, the extension has been designed so that it is set back from the rear elevation so as to not result in any impact on the adjacent neighbouring property.
- 7.12 Additionally, there are currently no windows within the side (southern) elevation of No.26 and there are no windows proposed within the side (northern) elevation of No.28. On this basis, it is not considered that the proposed development would result in any additional loss of light, privacy, outlook or appear overbearing to the neighbouring amenity of No.26 lensyd Gardens.
- 7.13 The proposed extension is set a sufficient distance away from the properties

immediately opposite and to the rear of the application site and consequently, it is considered that the development would have a limited and acceptable impact on the neighbouring amenity of the surrounding residential properties.

- 7.14 As such, the proposal is considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy) and it is noted that no letters of objection were received in relation to the scheme.

(iv) Parking

- 7.15 As the proposed development would result in the addition of a further bedroom, resulting in a residential dwelling with 4 bedrooms, three offroad parking spaces would be required.

- 7.16 The plans provided demonstrate that two offroad parking spaces can be accommodated on the front driveway associated with the property and a further parking space is to be provided with the addition of the integral garage incorporated within the proposed two storey extension. Whilst the internal measurements of the proposed garage (5.5 metres) fall slightly short in terms of what is specified within Havant Borough Council's Adopted Parking Standards (6 metres), it is noted that the parking standards specify that the internal length is to allow room for additional storage, particularly cycles. On this basis, it is considered that the garage proposed could still comfortably accommodate a vehicle.

- 7.17 On this basis, it is considered that three offroad parking spaces can be provided on site to meet the requirement of Havant Borough Council's Adopted Parking Standards.

(v) Source Protection Zone

- 7.18 The site is located within a Source Protection Zone, however, given the scale of the development this is considered unlikely to impact the development. An informative in relation to the Source Protection Zone and contact details for Portsmouth Water is recommended.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character and appearance of the area 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/17/00947 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 be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning

Authority.

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 any description of materials in the application no above ground construction works shall take place until samples or a full specification of the cladding proposed have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory 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 provisions of any Town and Country Planning General Permitted Development Order, no additional windows or doors shall be constructed within the north elevation 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).

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

Site location and block plan (Drawing No: Planning/001)- received 29th August 2017

Existing plans and elevations (Drawing No: Planning/001)- received 29th August 2017

Proposed plans and elevations (Drawing No: Planning/002)- received 29th August 2017

Reason: - To ensure provision of a satisfactory development.