
Site Address: 2 Farringdon Road, Havant, PO9 2LR
Proposal: Two storey side extension and alterations to roof including rear dormer.
Application No: APP/18/00003 Expiry Date: 28/02/2018
Applicant: Mr & Mrs Wilson
Agent: Mr P Anderson Case Officer: Karen Wooden
 Axis Architecture
Ward: Bondfields
Site Visit Date: 20/02/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey dwelling sited on the corner of Farringdon Road and Wilverley Avenue in Havant. The property is of brick construction, with a hung tiled roof, the style of which is typical within the surrounding area.
- 1.2 The property currently benefits from a single storey side extension and a detached garage with parking to the front.
- 1.3 The streetscene comprises properties of a similar age and style, some of which benefit from alterations and extensions.

2 Planning History

08/73288/000 - Erection of a detached two storey dwelling with new access onto Farringdon Road., REF,09/02/2009
54/03141 - Outline for layout of roads and plots for the erection of 566 dwellings, UNK,31/08/1954

3 Proposal

Two storey side extension and alterations to roof including rear dormer.

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)

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees required for 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 materials used on the current single storey side extension are not similar to the host dwelling and as such does not blend well within the streetscene. Therefore the replacement of this with a two storey extension constructed with yellow brick to match the terrace is considered to result in an improvement to the visual impact the property has on Farringdon Road.

7.4 The Havant Borough Council Borough Design Guide recommends that side extensions should remain subservient to the main building. This has been achieved in this application by setting the two storey extension back from the main building line.

7.5 The rear dormer will be visible from Farringdon Road and Wilverley Avenue. As other examples of dormer windows have been constructed within properties close to the application site, it is not considered that this would have a significant impact on the character of the area.

7.6 The design and appearance of the proposals are deemed appropriate in context to the main building and are 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 proposed two storey side extension is to be sited on the western elevation of the property. A separation gap of approximately 40m would be retained between the application site and the closest property to the west. The extension will therefore have no impact on the properties to the west in terms of loss of light or overshadowing. The gap will also ensure that the insertion of windows to the western elevation on the

ground, first and second floor will not result in significant overlooking. There will also be a similar gap retained between the site and the closest property to the north, resulting in no significant impact to the occupiers of these neighbours.

- 7.8 A smaller gap of approximately 5m separates the application site with the property to the south (48 Wilverley Avenue). The initial plans submitted show that no additional windows were to be inserted at first floor level, however the dormer was to include three clear glazed openable windows. These windows would look straight into the rear garden of the neighbouring property and it was considered that this would result in the loss of privacy to the owners, which is contrary to policy CS16 of the Havant Borough Core Strategy 2011. To alleviate this issue an amended plan was subsequently received showing that all three second floor windows on the southern elevation are to be obscure glazed and fixed shut. It is recommended that a condition is attached to the permission to ensure these windows are retained in such a condition.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to significant 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 the scheme.

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/18/00003 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:
Design and access statement- received 02.01.18 (rev A)
Amended proposed plans and elevations - 17-035-106
Alterations and extensions - 17-035-100
Reason: - To ensure provision of a satisfactory development.
- 3 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the windows in the second floor on the southern elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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) 2011 and the National Planning Policy Framework.