
Site Address:	5 Westways, Havant, PO9 3LN		
Proposal:	Demolition of rear conservatory and garage. Construction of single storey side and rear extensions.		
Application No:	APP/18/00112	Expiry Date:	22/03/2018
Applicant:	Mr & Mrs Woodland		
Agent:	Mr B Dunnaway	Case Officer:	Tina Pickup
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the east side of Westways and is the northern most dwelling before Nos 1A, 1 and 3 which are set at right angles on the cul-de-sac head, having their rear gardens abutting the side boundary of the application site. As such, in street scene terms, the application site is perceived as the end property in an otherwise fairly uniform and linear area characterised by hipped roofed semi-detached two storey properties.

The single storey garage belonging to No 3 is located adjacent to the northern boundary and sits alongside the drive of the application site, which in turn leads to an existing single storey garage set back behind the rear elevation.

2 Planning History

APP/17/00465 - Two storey side extension and single storey rear extension (following demolition of existing rear conservatory)., PERM,21/06/2017
This has not been implemented

3 Proposal

Demolition of rear conservatory and garage. Construction of single storey side and rear extensions.

It is proposed to add a wrap-around single storey extension that would infill the side drive area and build up to the northern boundary; it would also project forward by about 1m to link in with the front porch; and replace the existing lean-to style rear conservatory with a full width 3m deep rear extension. The roof would be sloping with veluxs and the northern wall would be a parapet of about 2.9m height, to conceal guttering and avoid any overhang.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

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

County Ecologist

Given the scale and nature of the proposals I would not raise any concerns in relation to ecological matters

Southern Water

No objections; Formal application for any new connection to the public foul and surface water sewer required - request Informative added. Surface water disposal to be in accordance with priorities set out in part H3 of Building Regs.

Highways Engineer

No adverse comment on this application .An informative should be attached stating that alteration to the dropped kerb will require the approval of the Highway Authority.

Langstone Harbour Board

No objections

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

Comment	Officer Comment
None 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

(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. In terms of ownership certificates the development is contained wholly within the application site through the use of a parapet wall and hidden guttering, avoiding any overhang to No 1 and 3. Therefore the Certificate A submitted is considered appropriate.

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

- 7.3 As a single storey side extension the development is naturally subservient to the main dwelling and not overly prominent in the street scene. Westways has a strong visual uniformity and pattern to the streetscene and the single storey hipped roof addition respects that. Being the most northern dwelling the site benefits from space around it to the north and the proposed extension right up to the boundary would not result in any 'terracing effect' or harm to the street scene.

- 7.4 Accordingly the design and appearance of the proposal 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). 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

- 7.5 In terms of outlook, the proposed side extension would be constructed right up to the boundary with No 3 but would appear buffered due to the presence of No. 3's own garage. The separation from the rear of Nos 3 to the side parapet would be at least 13m which is in excess of the recommended minimum in the Borough Design Guide. Being single storey only the impact and any overbearing effect on the occupiers of No 3 and 1 would be limited and acceptable.

- 7.6 In terms of effect on the other half of the semi, No 7, the proposed 3m deep single storey addition across the whole of the rear would replace an existing conservatory of similar depth. The single storey rear addition would have a sloping roof with an eaves height of 2.5m and maximum height of 3.7m. These dimensions are identical to those already approved under APP/17/00465 and also within permitted development tolerances and as such this aspect of the proposal is considered appropriately modest and acceptable.

- 7.7 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). It is noted no letters of objection have been received to the proposal.

(iv) Parking

- 7.8 The proposal would not result in any additional bedrooms and the dwelling would remain a 3 bed property. Therefore to meet the adopted Parking SPD two parking

spaces are required. The existing long side drive and rear garage which provides the current parking would be lost as a result of the side extension. Consequently alternative parking for 2 cars has been shown across the frontage of the site. This would necessitate the removal of part of the existing frontage hedge and require an extension of the dropped kerb. The extent of the hardsurfacing is now reduced compared to the 3 spaces required under APP/17/00465 which proposed a 4th bedroom and therefore required 3 spaces. The retention of a part grassed area therefore reduces the impact on the street scene and is considered acceptable.

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. It is however noted that as a result of planning permission being granted, there would be 2 valid planning permissions on the land. The hipped roof of this single storey version would mean that the two storey extension could not be implemented in full accordance with the plans approved under APP/17/00465. Therefore it is recommended that the two permissions are mutually exclusive to each other and are considered as alternative developments and not ever both implemented. A condition to this effect is recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00112

(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 development hereby permitted shall be carried out in accordance with the following approved plans:

1:1250 Site Location Plan
1:500 Site Plan and Parking Plan Drg no 03A
Plans and Elevations as Proposed Drg no 05 E

Reason: - To ensure provision of a satisfactory development.
- 3 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.

- 4 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.
- 5 The development hereby permitted shall only be implemented as a mutually exclusive alternative to planning permission reference APP/17/00465 and shall not be built in combination with the previously approved two storey development.
- Reason:** To ensure a satisfactory standard of development, in the interests of the visual amenity 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.