
Site Address:	31 Wisteria Gardens, Havant, PO9 2FJ		
Proposal:	Two story rear extension.		
Application No:	APP/17/00215	Expiry Date:	28/04/2017
Applicant:	Mr Eames		
Agent:		Case Officer:	Emma Chisnall
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 31 Wisteria Gardens is a two storey semi-detached dwellinghouse constructed of a red facing brickwork and concrete tiled roof. No 31 has a large amenity space to the rear which extends from the rear and then to the south creating an L shape which in part runs along the railway line to the west. The space is used as lawn and is surrounded by a curtilage boundary of approximately 1.8m timber fencing. To the south the dwellinghouse shares a boundary with a communal car park which serves the dwellinghouses to the east. No 31 has a small hard-surfaced area of amenity space to the front which is open and used as a provision to park two cars on site.

2 Planning History

01/63983/001 - Two storey and single storey rear extensions (Revised Application)., REF,30/07/2001- Refused on grounds of the mass and bulk and the development impacting amenity levels of the immediate neighbour.
01/63983/000 - Two storey and single storey rear extensions., REF,28/03/2001- Refused on grounds of the mass and bulk and the development impacting amenity levels of the immediate neighbours. Refused on the grounds of the development not meeting the required parking provision of three cars for a four bedroom dwelling.

3 Proposal

Two story rear extension with revised fenestration to the front elevation at ground floor level.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM10 (Pollution)

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

None

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: 1

Comment: Concerns have anonymously been raised regarding the construction works of the application site.

Planning Officer Comment: Comments shall be addressed in section 7 of the report under 'planning considerations'.

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 works proposed to No 31 includes a two storey extension to the rear and revised fenestration to the front elevation at ground floor level. The works proposed to the front of the dwellinghouse are considered to not result in a significant adverse visual change with the proposal to replace the existing door with a window and a ground floor window with a door and therefore the works are considered to have an acceptable impact. The works proposed to the rear shall be hidden from Wisteria Gardens and attempts have been made to reduce the mass and bulk of the development by setting it off the shared boundary with No 33 and having a reduced ridge height to that of the existing. Due to this the development is not considered to significantly impact the character of the area and although viewable from the communal car park to the south, should not result in a significant impact to the locality of the area that would warrant a refusal of the planning application.

7.4 The development is proposed to be built in matching materials to that of the existing which should ensure the works look in keeping to No 31 and not out of place.

7.5 It is acknowledged following a site visit to Wisteria Gardens that developments to the rear at two storey are not common and that the works proposed to No 31 could

potentially set a precedent. However efforts have been made within the design for the works to achieve a subservient appearance which coupled with the position of the works to the rear of No 31 is considered to meet 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

- 7.6 No 31 has a large amenity space available to accommodate the proposed works and as such it is considered that an acceptable amount of amenity space shall be maintained for the existing and future occupiers of the dwellinghouse.
- 7.7 Due to the depth and height proposed for the development at No 31 concern was raised that the works would have the potential to impact light levels and create shadowing alongside impacting the outlook of No 33 Wisteria Gardens. It is acknowledged that no objection was raised by the neighbouring dwellinghouse however the harm caused was considered significant enough to warrant an amendment to the proposal which was submitted reducing the depth of the extension from 6.8m to 5.7m. The works shall be set off the shared boundary with No 33 by approximately 3.5m and it is considered that the combination of these two measures should ensure that the impact caused as a result is reduced sufficiently enough to be considered acceptable. Although the works propose a juliet balcony to the rear of the first floor bedroom extension the development is considered to be set off the shared boundary adequately enough to ensure the balcony does not create an unacceptable level of harm.
- 7.8 The works proposed to No 31 shall be along the southern boundary of the curtilage and as such there is the potential for the works to impact the amenity levels of the neighbouring flat No 29 Wisteria Gardens which is positioned above the entrance to the car park. It is noted that the closest window is fitted with clear glass however the works shall be to the north of the dwellinghouse which should ensure light levels are not impacted and shading not created as a result of the development. The height of the proposed eaves are considered to be moderate and acceptable and the windows proposed along this south elevation are proposed to be at high level to ensure no over-looking is caused as a result and this shall be conditioned as part of the decision. Therefore it is felt that on balance the level of harm caused to the dwellinghouse would not be significant enough to warrant a refusal of the planning application. It is noted that no objection was made by the occupier of No 29.
- 7.9 Concern has been raised anonymously regarding the construction works at the site during development and the impact this shall have to the communal car park and neighbouring dwellings. It is acknowledged that this has the potential to cause a negative impact however it is noted that the car park is not part of the adopted highway and therefore how the site is used would be a civil matter to be discussed between neighbours. It is also noted that construction works are temporary and shall not create a permanent impact on the space however due to the concern raised and the level of harm that could be caused as a result a condition shall be included with the decision that ensures the storage of materials takes place within the curtilage boundary of No 31 and not in the communal parking space.

(iv) Parking

- 7.10 The proposed plans at No 31 show that the amount of bedrooms within the dwellinghouse shall not be increased as a result of the development. Therefore the existing parking provision is considered sufficient in order to provide an acceptable level of parking to the dwellinghouse which is three spaces. Following a site visit it was noted that three spaces are provided at No 31 but that one space is marginally short of the 4.8m depth required in order to accord with the Borough's Parking SPD. However on

balance due to the existing bedroom numbers being maintained this is not considered to warrant a refusal of the planning application.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00215 for the following reasons:-

- 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 2015, prior to first occupation of the extension hereby permitted the windows in the ground and first floor on the south side elevation facing the car park shall be fitted to a height of no less than 1.7m above finished floor level 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.
- 4 Equipment and materials associated with the construction of the development hereby approved shall be stored within the amenity space of No 31 Wisteria Gardens unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of the appearance of the site and the visual amenities of the surrounding area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and Proposed Block Plan: Received via email on the 09.05.2017
Existing and Proposed Ground and First Floor Plan: Received via email on the 09.05.2017
Front and Rear Existing and Proposed Elevation Plan with Proposed Site Plan: Received via email on the 09.05.2017
Existing and Proposed Side Elevations Plan: Received via email on the 09.05.2017
Section Plan: Received via email on the 09.05.2017

Reason: - To ensure provision of a satisfactory development.