
Site Address:	14A New Lane, Havant, PO9 2JJ		
Proposal:	First floor rear extension.		
Application No:	APP/17/00340	Expiry Date:	23/05/2017
Applicant:	Miss Clinton		
Agent:	Mr C Pope	Case Officer:	Emma Chisnall
	Pope Stevens Architecture Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 14A New Lane was part of a two storey semi-detached dwellinghouse that was granted permission to be converted into two dwellinghouses under application APP/15/605 creating No 14 and 14a. The dwellinghouse has a traditional character of appearance with a brick and tile finish and is positioned with a moderate and irregularly shaped plot on the east side of New Lane, north of its junction with Eastern Road. The site has an extensive single storey extension to the rear with the rest of the amenity space being hard-surfaced and surrounded by a curtilage boundary constructed of 1.8m timber fencing. To the front the site is open and has a gavelled parking area.
- 1.2 The site is midway along a small ground of dwellings that are surrounded by allotments to the north and east (immediately to the rear of the site) and a cemetery to the south. There is a significant area of medium density residential land use opposite the site.

2 Planning History

APP/15/00134 - Conversion of granny annex to 1No semi detached 1 bed house, UNK,
APP/17/00044 - Variation of Condition No. 5 of Planning Permission APP/15/00605 to remove requirement for provision of cycle and bin stores prior to occupation of building and their retention thereafter., PERM,08/03/2017

3 Proposal

First floor rear extension with juliet balcony.

4 Policy Considerations

National Planning Policy Framework 2012

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

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: 2

Comment	Officer Comment
Anonymous comments have been made regarding: Loss of privacy and outlook Use of the ground floor extension as a terrace. Not sufficient parking Over-development the site No notices on lampposts	This is a householder extension which is advertised online and via letters sent to neighbouring dwellings adjacent to the application site only. All neighbour letters were checked and sent to all impacted properties. All of the other 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.

7.3 Following a site visit to No 14A it was established that the works proposed to the dwellinghouse would not be setting a precedent for development at first floor level due to the other examples to the rear of neighbouring dwellinghouses. Therefore the

precedent has been set and the principle of the development is considered acceptable.

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

- 7.4 The works proposed to No 14A involve the creation of a first floor extension and juliet balcony to the rear of the dwellinghouse which has an approximate depth of 1.9m. Due to the position and size of the works proposed the development shall not be viewable from the streetscene of New Lane and therefore shall be hidden from the public realm. The position of the works should therefore ensure that the visual appearance of No 14A and the character of the area is maintained as a result of the development.
- 7.5 The proposed works shall be built in matching materials to that of the existing which should ensure the development looks in keeping to No 14A and not out of place. Due to the size of the extension proposed the development is considered to have a subservient appearance on No 14A which accords with the Borough Design Guide and creates a limited and acceptable impact.
- 7.6 Concern has been raised that the development shall lead to over-development of the application site and following a site visit it was noted that the site and surrounding area contains many examples of development to the rear. However due to the works being of a moderate size and therefore not appearing overly dominant it is considered the impact of this addition is not significant enough to warrant a refusal of the planning permission.
- 7.7 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

- 7.8 The extension is considered to be moderate in size extending out to approximately 1.9m in depth. The extension is single storey and is proposed to have a flat roof and due to its position to the rear of No 14A is considered to not result in a significant loss of light nor create shading to neighbouring dwellings as a result of the development.
- 7.9 Concern has been raised anonymously that the development shall lead to over-looking to neighbouring dwellings. Following a site visit an assessment was made and it was noted that along the southern elevation of No 14A that there is a mature tree in place which should create some screening between the development and neighbouring dwellings to the south. The development proposes a juliet balcony to the rear which shall restrict outside access and limit the amount of over-looking that could take place. These measures coupled with the distance the development shall be set away from the neighbouring dwellings should ensure that the development does not lead to a significant amount of over-looking to both No 12 and No 10 New Lane and can therefore be considered to be acceptable. To ensure the ground floor extension is not used a terrace however the decision shall be conditioned to ensure the roof is not used in this way.
- 7.10 The neighbouring dwelling to the north has an extension at first floor level and an conservatory at ground floor level. The dwelling of No 14A has an existing bedroom window in place at first floor to the rear and it is therefore considered that on balance

an extension of this moderate depth with a juliet balcony should not cause a significant additional impact that would warrant the refusal of the planning application..

- 7.11 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 were received with respect to the scheme.

(iv) Parking

- 7.12 The extension shall create an extension to the first floor bedroom but shall not create the addition of a new bedroom and therefore the application site shall not be required to provide additional parking onsite following the development. The development is therefore considered to accord with the Borough's Parking SPD and can be considered to be 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00340 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 At no time shall the flat roof of the single storey extension to the rear of No 14A New Lane be used as a balcony/terrace without prior written approval from 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Block, Site, Existing and Proposed Floor and Elevation Plans: Drawing No

DPA-01

Reason: - To ensure provision of a satisfactory development.