
Site Address:	170 Wakefords Way, Havant, PO9 5QB		
Proposal:	Two storey side extension.		
Application No:	APP/17/00769	Expiry Date:	11/09/2017
Applicant:	Mr Page		
Agent:	Mr P Walker	Case Officer:	Emma Chisnall
	Island Design		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terrace dwellinghouse situated centrally within Wakefords Way in Havant. The dwellinghouse is constructed of a mixture of facing brickwork which is a fawn brick colour at ground floor and dark brown brick at first floor with tile hanging and concrete tiles. The dwellinghouse is on level ground. No 170 is able to accommodate one parking space within the curtilage of the site to the rear via a garage with the rest of the parking provision accommodated along Wakefords Way.
- 1.2 No 170 is set forward in its plot and as such has a modest amenity space to the front which is laid as lawn and has a low open boundary. Between the side elevations of No 170 and the flats opposite an additional wall approximately 2m high is in place to form a boundary around the rear amenity space which stretches from the rear and to the side of the dwellinghouse. The space is laid as lawn with the garage to the south of the site forming part of the curtilage boundary. The remaining space is surrounded with a curtilage boundary constructed of a combination of 2m wall and hedging.

2 Planning History

None

3 Proposal

Two storey side extension.

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)

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

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	Officer Comment
Concerns raised by No 164 Wakefords Way regarding: * Extension would reduce sunlight reaching side wall of the flats which is drying out after treatment for damp. * Ground floor front window will overlook by garden. Impact to privacy. *The loss of the wall between the properties as prevents unauthorised access. * Part of the garden at No 164 will be used during the construction process. Damage caused to grass, shrubs and bushes. *A large natural bush growing close to to the development would be removed impacting privacy and security.	Comments shall be addressed under section 7 of the report under 'Planning Considerations'. See section 7. See section 7. Access to land is a civil matter and is something to be discussed with the applicant. See section 7.

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

- 7.3 170 Wakefords Way are proposing to develop a two storey extension to the north side elevation. Following a site visit it was noted that development within the streetscene typically compromises of single storey side extensions and therefore the works proposed to No 170 would be more significant being two storey. However the visual impact caused by this two storey extension is considered to be limited. The dwellinghouse has a generous amount of amenity space available to the side which can accommodate the proposed development whilst maintaining a gap between the extension itself and the adjacent flats of approximately 3.3m. This is considered to be a sufficient enough gap to ensure the works do not cause a terracing effect nor cause the dwellings to appear over-crowded in the streetscene. The development is also considered to accord with the Borough Design Guide as it achieves a subservient appearance on No 170 from being set down from the ridge height and back from the front elevation. The works are also positioned within the built up area where the principle of development is considered to be acceptable and therefore although this would be two storey development, the impact caused as a result is considered to be limited and acceptable.

- 7.4 The works are proposed to be built in matching materials to that of the existing which includes the fawn brick at ground floor and the dark brown brick at first floor. This would ensure the development looks in keeping to No 170.

- 7.5 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

- 7.6 Concern has been raised by the neighbouring flat opposite No 170 that the works proposed to the side of No 170 shall impact the drying ability of the side wall of No 162 after under-going recent treatment. This is not considered to be a matter that can be the determining matter in relation to the determination of a planning application and it is noted that the works shall be set approximately 3.3m off the side wall of No 162 which would allow for air circulation between buildings.

- 7.7 Concern has been raised in relation to the ground floor window in the front elevation of the proposed extension and that it shall lead to over-looking at No 162. This window shall create a view to the east primarily over the front amenity space of the application property. The front garden of 162 is also open to public view already and is not private. Therefore this window is considered to not create a significant additional impact of over-looking. First floor windows are proposed to the front and rear of the dwellinghouse which due to their orientation should project a view east and west of No 170. Coupled with the distance that the works shall be set away from No 162 the

impact caused by these are not considered to be significant enough to warrant a refusal of planning permission.

- 7.8 Concern has been raised over the loss of the wall between No 170 and No 162. Although this has the potential to be impacted it has been confirmed by the applicant the wall is contained within the owned curtilage of No 170 and that the intention is for this wall to be retained. Should it fall down during construction it has been confirmed that the wall shall be replaced. This is considered to address this concern although the retention of the wall is essentially a matter for the owner of the wall. A final comment has been made in relation to a bush that provides privacy to No 162. This is assumed to be the bush to the front and side of No 162 and if contained within the curtilage and land owned by No 162 would not be able to be removed without permission and this is considered to be a civil matter.
- 7.9 The proposed development is set down from the existing ridge height and shall not project past the rear elevation which would ensure the development is screened by the existing dwellinghouse from the south. Therefore No 172 Wakefords Way is considered to be screened from the works and shall not be significantly impacted as a result.
- 7.10 Although windows are proposed to the front and rear elevation at first floor the works are set away from the neighbouring dwelling to the rear by Stockbridge Close and a garage block opposite which is considered to be sufficient distance to ensure no significant over-looking is caused as a result. The front of No 170 looks onto a field and therefore the works are considered to maintain existing neighbouring amenity levels to the east and west.
- 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).

(iv) Parking

- 7.12 No 170 Wakefords Way currently has one parking space within the curtilage boundary and shall be going from a three bedroom to a four bedroom dwellinghouse. In order to comply with the Boroughs Parking SPD three parking spaces are required to be accommodated onsite and therefore No 170 would be deficient by two spaces. As it is not possible for the application site to accommodate three parking spaces, parking surveys have been requested to be completed over one week at two times within the day to demonstrate whether there is enough parking provision along Wakefords Way to accommodate two spaces. The surveys have been completed and demonstrate that at peak and non-peak times in the day across mid-week and weekend days there is sufficient capacity within Wakefords Way to accommodate two parking spaces. The works are considered to accord with the parking SPD and can be considered acceptable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area 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/17/00769 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:

Proposed Site and Location Plan: Drawing Reference OI1143162

Proposed Elevations Plan: Received 17.07.2017

Proposed Ground Floor Plan: Received 17.07.2017

Proposed First Floor Plan: Received 17.07.2017

Proposed Section Drawing: Received 17.07.2017

Parking Surveys Received 14.09.2017

Confirmation of curtilage and retention of wall between No 170 and No 162.

Received via email 29.08.2017

Confirmation of materials. Received via email 15.09.2017

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.