
Site Address:	21 Pook Lane, Havant, PO9 2TH		
Proposal:	Single storey rear and side extension.		
Application No:	APP/17/00323	Expiry Date:	24/05/2017
Applicant:	Mr Dyer		
Agent:		Case Officer:	Emma Chisnall
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 21 Pook Lane is a link detached two storey dwellinghouse situated on level ground in Havant. The dwelling is constructed of a mixture of materials including facing brickwork, white cladding and concrete tiles on the roof. To the front the amenity space has an open boundary which is adequate in size and is part laid to lawn and part hard-surfaced to accommodate two cars. A garage is onsite providing an additional parking space.
- 1.2 To the rear the amenity space is generous in size and is surrounded in part with a 1.8m timber fence however to the south of the site the curtilage boundary has currently been removed whilst construction work takes place to No 23 Pook Lane.
- 1.3 No 21 is to the east of Pook Lane which is off the main junction of Emsworth Road and is situated in a medium density residential area.

2 Planning History

None

3 Proposal

Single storey rear and 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)

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

Ecologist Comment: Site is within 50m of a notable and protected species of Soprano Pipistrelle Roost.

Planning Officer Comment: The application site proposes an extension to the ground floor only which should ensure the impact to any notable and protected species is minimal and can be considered acceptable.

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: 7

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
- (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 proposed development to No 21 shall be positioned to the rear of the dwellinghouse and as such shall be mostly hidden from the public realm and streetscene. As a result it is considered that the development should maintain the visual amenity of the dwellinghouse from Pook Lane and should ensure that the development works do not detract significant character from the area.

7.4 The development is proposed to be built using matching materials to that of No 21 which should ensure that the development is in keeping to the main dwellinghouse and does not look out of place.

7.5 It is acknowledged that the development is large in size however although great in depth the works are considered to not have a significant mass and bulk due to the works being set off both neighbouring boundaries and being single storey in height with a proposed flat roof. Therefore the works are considered to not appear obtrusive or overly dominant in the amenity space.

7.6 Development is present to the rear of dwellinghouses along Pook Lane in the form of mostly conservatories however as the application site is within the defined urban area the works proposed to No 21 are not considered to result in significant harm and should

result in a limited and acceptable impact.

- 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 No 21 has the amenity space available to accommodate the proposed works whilst maintaining a garden depth which exceeds 10m. This accords with the Borough Design Guide and as a result should leave a sufficient amount of amenity space to the existing and future occupiers of the dwellinghouse following the development which is considered acceptable.
- 7.9 The development proposes to be set off the shared boundary with No 23 Pook Lane to the south which due to its position should ensure that the development does not result in a significant adverse impact to the amenity levels of the neighbouring dwelling. A door into a utility room is proposed along the side elevation of the development alongside a window which is proposed to be for a bathroom. Although this should be screened adequately by the structure forming the boundary a condition shall be included with the decision to ensure that the bathroom window proposed on the ground floor side elevation is fitted with obscure glazing prior to development work commencing to ensure that no over-looking is caused as a result of the works and that privacy levels are maintained between neighbours.
- 7.10 The development is proposed to be marginally set off the shared boundary with No 19 Pook Lane and does not include any windows or doors which should ensure the development does not cause any over-looking nor impact the privacy levels of No 19 Pook Lane. It is acknowledged that the extension is large in size and to the south of No 19 and therefore has the potential to impact light levels into the amenity space of the neighbouring dwelling. However, as the development is proposed to be set off the shared boundary and is single storey in height with a flat roof it is considered that the level of harm caused as a result is limited. Therefore on balance it is considered that the application would not warrant a refusal of planning permission and it is noted that no objections were made by the neighbouring dwellinghouse.
- 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 The proposed development to No 21 includes the addition of a bedroom on the ground floor which shall increase the dwellinghouse from a three bedroom to a four bedroom house. In order for the development to accord with the Borough's Parking SPD three parking spaces would be required onsite as a minimum which has been indicated on the block plan submitted. The existing garage shall also be retained and therefore the development accords with the 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 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/17/00323 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the ground floor on the south elevation facing No 23 and serving the shower room 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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location with Existing and Proposed Elevations Plan: Received 21.05.2017
Existing and Proposed Side Elevations Plan: Received 21.05.2017
Existing and Proposed Block Plan: Received 21.05.2017
Section Plan: Received 21.05.2017
Existing and Proposed Ground Floor Plan with Existing First Floor Plan: Received 21.05.2017

Reason: - To ensure provision of a satisfactory development.