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|-----------------|----------------------------------------|---------------|----------------|
| Site Address:   | 23 Swarraton Road, Havant, PO9 2HH     |               |                |
| Proposal:       | Single storey side and rear extension. |               |                |
| Application No: | APP/17/01241                           | Expiry Date:  | 16/01/2018     |
| Applicant:      | Mrs Watts                              |               |                |
| Agent:          | Mr Dunks                               | Case Officer: | Harriet Pitney |
|                 | Andrew R Dunks Ltd.                    |               |                |
| Ward:           | Bondfields                             |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site is a semi-detached, two storey, residential dwellinghouse located in the north west corner of Swarraton Road, comprising elevations of brick construction with a tiled pitched roof.

The residential dwellings within Swarraton Road are designed in a horseshoe style and the application site occupies one of corner plots which results in additional amenity space to the side of the main dwelling.

The rear garden is primarily laid to lawn with a dedicated patio area and is enclosed by a close boarded timber fence which is approximately 1.5 metres in height. The property also benefits from a front garden area which is laid to lawn.

The area is residential in nature with a medium to high density of two storey dwellings adjacent to the site and to all boundaries all of a similar age, style and design.

## **2 Planning History**

None relevant.

## **3 Proposal**

This application is for a single storey extension to the side and rear of 23 Swarraton Road.

## **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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

Not required in relation to this application.

## **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

Summary: No representations 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) Source Protection Zone

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

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

7.3 The application site benefits from a brick built store to the side (northern) elevation of the main dwellinghouse. The result of this is such that the proposed extension to the side (north) and rear of 23 Swarraton road would not be readily visible from the public realm or the existing streetscene. As such, it is not considered that the proposed development would result in any impact which would be considered harmful or detrimental to the character and appearance of the area.

7.4 Whilst it is acknowledged that the proposed development would result in a relatively large addition, it is noted that by virtue of the property's position to the north west corner of Swarraton Road, the application site benefits from a relatively vast proportion of additional amenity space to the side of the main dwellinghouse when compared with other properties within the streetscene. On this basis, it is considered that the design and appearance of the proposed extension (by virtue of its single storey nature and staggered design) is deemed appropriate when considered in

context with the main dwelling (and associated private amenity space) and respects the existing built form. The development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).

- 7.5 It is not considered that the scheme would result in any adverse impact on the visual amenity of the locality or adversely affect the character and appearance of Swarraton Road.

(iii) Effect on neighbouring properties

- 7.4 By virtue of the position of the proposed extension (specifically the proposed rear element), the only property likely to be affected by the development would be the adjacent neighbour to south, No. 21 Swarraton Road.
- 7.5 It is firstly important to acknowledge that the applicant could construct an extension to a depth of 3 metres from the rear wall of the original dwellinghouse to the same height as that proposed as part of this application under Permitted Development and without the need for formal planning permission. The proposed rear extension subject of this application would exceed the 3 metre tolerance in this instance by approximately 0.4 of a metre.
- 7.6 Concerns were raised with the agent at the time the application was submitted in respect of the potential impact on the adjacent neighbouring property (No.21 Swarraton Road) by virtue of the proximity of the proposed extension to the rear to the shared boundary with No.21 and the proposed depth which could potentially impact on the light available to this property. Having undertaken a 45 degree light test on this basis, in accordance with Havant Borough Council's Design Guidance, this has revealed that the extension would appear to breach this guidance. However, it is important to acknowledge that the proposed extension would still breach this guidance even at the 3 metre depth which could be carried out utilising the property's Permitted Development rights.
- 7.7 Having discussed this with the agent, it is understood that the depth of the proposed extension is as it is proposed by virtue of a sewer which would need to be built over as part of the development. To bring the extension back to avoid the sewer would result in an extension at a depth of 1.8 metres which is not fit for purpose for the applicant. On this basis, both the applicant and agent have requested that the application is determined as it was originally submitted.
- 7.8 Whilst it is acknowledged that the proposed extension to the rear would breach the 45 degree guidance outlined within Havant Borough Councils Design Guidance, No.21 and 23 Swarraton Road both benefit from west facing gardens. On this basis and notwithstanding the above, it is not considered that the proposed extension, particularly by virtue of its single storey design, would result in any significant adverse impact on No.21 by virtue of loss of light as the sun ordinarily rises in the East and sets in the West. As such, by virtue of the orientation of the properties, the loss of daylight as a result of the extension is considered to be relatively limited and would not warrant a refusal of planning permission on this basis.
- 7.9 Furthermore, there are no windows proposed within the side (south) elevation of the proposed extension and as such would not result in any loss of privacy or create any additional overlooking.
- 7.9 The proposed side element would be screened from the adjacent neighbour to the

North (No.25 Swarraton Road) by the existing brick built outbuildings and the development would also be sited approximately 17 metres from the properties to the rear. On this basis, it is not considered that the proposed development would have any impact on the neighbouring amenity of these properties.

7.10 On the basis of all of the above, whilst it is acknowledged that the proposed extension would breach the 45 degree guidance, it is considered that the loss of daylight as a result of the proposed extension would be relatively limited by virtue of the orientation of No.21 and 23 and would not justify a reason for refusal. It is also considered that the proposal is unlikely to appear overbearing, result in any overlooking and would have a limited impact on the properties to the rear and immediately adjacent to the application site. The proposed extension is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).

7.11 It is noted that no letters of objection were received in relation to this application.

(iv) Source Protection Zone

7.12 The site is located within a Source Protection Zone, however, given the scale of development this is considered unlikely to impact the development. An informative in relation to the Source Protection Zone and contact details for Portsmouth Water is recommended.

## **8 Conclusion**

8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours, would not result in any significant adverse impact on the character and appearance 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/17/01241 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan- received 20th November 2017

Proposed block plan (Drawing No: 4890/500)- received 20th November 2017  
Existing ground floor plan (Drawing No: 4890/1)- received 21st November 2017  
Existing elevations (Drawing No: 4890/3)- received 20th November 2017  
Proposed ground floor plan (Drawing No: 4890/2- Rev B)- received 20th November 2017  
Proposed elevations (Drawing No: 4890/4)- received 20th November 2017  
Cross section (Drawing No: 4890/4)- received 20th November 2017

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