
Site Address:	35 Catherington Way, Havant, PO9 2BS		
Proposal:	Two storey side extension		
Application No:	APP/17/01086	Expiry Date:	06/12/2017
Applicant:	Mr Graham		
Agent:	Mr Cole	Case Officer:	Harriet Pitney
	Cole Project Management		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey end of terrace property situated on the corner of Catherington Way and Medstead Road, comprising a brown tiled pitched roof, and elevations of red multi brick.

The site is relatively level and benefits from a front garden area which is primarily laid to lawn and open vehicular access to the rear of the property via Medstead Road. The side and rear boundary which encloses the rear garden is defined by a close boarded timber fence which is approximately 2 metres in height.

The area is residential in nature with a medium density of two storey terraced and semi-detached properties of a similar age, style and design.

2 Planning History

02/53385/004 - Works to Hornbeam (crown thinning up to 20%) and reduction of south east sector of crown by 2 metres within rear garden of 35 Catherington Way and adjacent to Medstead Road., PERM,06/11/2002

99/53385/002 - Crown reduce Hornbeam tree (T1) subject to TPO 1404, PERM,31/08/1999

99/53385/003 - Felling of a Hornbeam tree (T1) subject to TPO 1404, REF,31/08/1999

97/53385/001 - Raise crown of Hornbeam tree by 3.5 metres and thin by 15% (T1 of TPO 1404), PERM,04/11/1997

APP/17/00399 - Fell 1No. Hornbeam, subject to TPO 1404., PERM,30/06/2017

3 Proposal

This application is for the erection of a two storey extension to the side of 35 Catherington Way.

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)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways Engineer, Development Engineer

The application form states that the parking and vehicular access does not change and therefore the Planning Authority should determine this application using standard guidance.

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: 8

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) Parking
- (v) 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 Due to the application site being a corner plot, the proposed extension would be visible from the public realm. For extensions such as this Havant Borough Design Guide SPD advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends two storey side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.
- 7.4 Whilst the proposal has been designed so that it is set back 1 metre from the northern boundary, it is important to acknowledge that the distance between the northern elevation of the extension and the southern boundary of the neighbouring property is approximately 9 metres away with Medstead Road in between. It is therefore judged the extension would not appear cramped in relation to the neighbouring property to the north or the existing streetscene. It is also important to acknowledge that the adjacent neighbour to the north has recently undertaken works to provide a two storey extension to the side elevation of their property, similar to that proposed as part of this application, and as such a precedent has already been set for this type of development within the immediate streetscene. The application site is an end of terrace property and by virtue of its position on a corner plot, it is not considered that an extension in this location would adversely affect the streetscene.
- 7.5 In this particular case, it is considered there would be no merit in reducing the height of the ridge and that the impact on the streetscene would be more conspicuous if the proposal were to be set back from the existing front building line. The extension is also judged to be subservient to the main dwelling by virtue of the proposed width and it is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality.
- 7.6 The design and appearance of the proposal is deemed to be appropriate in context to the main building, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.7 The proposed two storey extension is to the northern elevation of the property, adjacent (albeit set back 1 metre) from the property boundary and does not extend beyond the front or rear elevations of the original property. Whilst it is recognised that the development would result in a reasonable addition to the original volume of the property, the 9 metre distance between the application site and the adjacent neighbouring property to the north is considered to be acceptable.
- 7.8 Furthermore, there are no windows proposed within the side (north) elevation of the proposed extension and as such the development would not result in any additional overlooking or loss of privacy to No.37 Catherington Way.
- 7.9 The side elevation of the property to the west is in excess of 23 metres away from the rear elevation of the proposed extension and is set back from the application site. On this basis, it is judged that the adjacent neighbouring property to the west (No.12 Medstead Road) would not be adversely affected by the proposal. The extension is situated thus that any impact on the neighbouring property at No. 33 Catherington

Way and the properties opposite (which are in excess of 20 metres away) would be nominal.

- 7.10 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have a negligible impact on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding this scheme.

(iv) Parking

- 7.11 The proposed extension would result in an increase in the number of bedrooms within the property (increasing from 2 bedrooms to 4 bedrooms). On this basis and in order to meet the requirements of Havant Borough Council's Adopted Parking Standards, the property should benefit from 3 off road parking spaces to serve the development. It is important to acknowledge that the property does not currently benefit from any off road parking and relies on on-street parking within Catherington Way. The proposed block plan submitted shows the provision of 2 off road parking spaces to be provided to the rear. A dropped kerb already exists to the rear via Medstead Road and is accessed via the existing double wooden gates. On this basis, and in accordance with Havant Borough Council's Adopted Parking Standards, it is acknowledged that there would be a shortfall of 1 parking space. As the property does not currently benefit from any off road parking and as such does not currently meet the adopted parking standards, it is not considered that the shortfall of 1 parking space in this instance would impact the existing streetscene and would be unlikely to cause any additional congestion on the adopted highway.

(v) 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 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/17/01086 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 10th October 2017

Amended block plan- received 11th October 2017

Existing and proposed elevations Drawing No. 03 - received 10th October 2017

Existing ground and first floor plan Drawing No. 01 - received 10th October 2017

Proposed ground and first floor plan Drawing No. 02 - received 10th October 2017

Reason: - To ensure provision of a satisfactory development.

- 4 The car parking shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the extension being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.