
Site Address: 3 Camelia Close, Havant, PO9 2FQ
Proposal: Proposed first floor extension above existing garage.
Application No: APP/17/00889 Expiry Date: 26/10/2017
Applicant: Mr & Mrs Howard
Agent: Mr Bessant Case Officer: Bee Crawford
 Jimmy Bessant Architecture
Ward: St Faiths
Site Visit Date: 04/09/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey link semi-detached property and attached garage. It has a brown tiled pitched roof and elevations of yellow/red multibrick. The site is level with open vehicular access, a tarmac drive and an area of block paving. There is a 1 metre high hedge to part of the front (southern boundary) and the remaining front boundaries are open. The rear garden is mainly laid to lawn with a patio area and is enclosed with a 1.8 metre high wall and 1.8 metre high fencing to all boundaries.
- 1.2 The adjoining two storey semi-detached property is to the east, a two storey link-detached property is to the west, the side aspect of a two storey property in Snowberry Crescent is opposite and a parking area and terrace of two storey properties are to the rear. The area is of medium density of two storey detached, link detached, semi-detached, link semi-detached and terraced properties of a similar age, different styles and design situated on a modern estate.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a first floor extension over the existing garage.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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: 5

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 proposal is to extend the first floor over the existing garage and would be visible from the public realm. There is adopted supplementary planning guidance for extensions such as this in the form of the Borough Design Guide. This advises that first floor extensions should be set back from the building line, have a lower ridge height and recommends first floor 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 extension falls slightly beyond the western boundary, there is a distance of approximately 3 metres to the eastern elevation of the property at number 1 with the adjoining garage of this neighbouring property in between. The extension does not project beyond the front or rear of the existing garage and the pitched roof is 1.3 metres lower than the existing ridge height, meeting the guidance set out in the Borough Design Guide. The development, together with the existing rear extension, would result in a reasonable increase to the original volume of the property, although the current scheme would not increase the footprint. It is also noted that several properties in the immediate

vicinity benefit from similar developments.

- 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 The proposed scheme is to the western elevation of the property, situated over the garage and there are no side windows in the extension. There is an existing degree of overlooking into neighbouring properties from the rear first floor windows and whilst there is a new window in the rear elevation of the first floor extension, it is to serve an en-suite and is therefore judged would not result in any additional overlooking.
- 7.7 Whilst it is acknowledged the extension would reduce the distance at first floor between the properties and subsequently be closer to the small first floor side window at 1 Camelia Close, this is considered to be a secondary window and any resulting impact could not be considered as a defensible reason for refusal.
- 7.8 It is judged the properties opposite and to the rear of the site would not be adversely affected by the development and any impact would be negligible.

(iv) Parking

- 7.9 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application and it is therefore considered a condition is not necessary in this instance. It is also noted there is a restrictive condition on the original planning permission (96/55725/3) preventing the conversion of the garage.
- 7.10 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.

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/17/00889 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, together with those stated under Section 11 (Materials) of the application form.

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:

Drg no. -01 Rev A	Location, site and parking plan
Drg no. -01	Block plan
Drg no. -02	Existing ground and first floor plans
Drg no. -03	Existing elevations plan
Drg no. -04	Proposed first floor and elevations plan

Reason: - To ensure provision of a satisfactory development.