
Site Address:	27 Corhampton Crescent, Havant, PO9 3BX		
Proposal:	Side extension over attached garage, addition of a front bay window.		
Application No:	APP/17/01056	Expiry Date:	22/11/2017
Applicant:	Mr & Mrs Dee		
Agent:	Mr Evans	Case Officer:	Tina Pickup
	Woodhill Design And Build		
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi detached two storey dwelling located on the eastern side of Corhampton Crescent within an established residential area. Opposite the site the land is open and grassed leading to the Hermitage Stream. The properties in Corhampton Crescent have a uniform design with gabled sides beneath a brown concrete tile. They are all finished in a creamy grey render/pebble dash, with all the windows having distinctive smooth surrounds. Several of the properties have single storey side linked outbuildings or garages and some have added front porches. Generally the dwellings are set slightly higher than the road.

Because the road is curved the plots tend to taper and the application site has a wide frontage but narrower rear. It has an existing flat roofed side garage that extends close to the southern boundary where the adjacent dwelling, No 29 also has a flat roofed side garage. Both these garages are long, some 16.5m but are set back approximately half way down the side elevation and some 8m from the highway. This area is block paved and is large enough for the parking of 3 cars. The properties are handed versions of each other and both have two first floor windows in their side gables - one a clear glass landing window and one an obscure glass bathroom window.

2 Planning History

00/62932/001 - Change of use of land to residential garden and construction of garage, PERM, 15/03/2001

00/62932/000 - Single storey garage, UNK

It is noted that condition 4 of 00/62932/001 requires the garage to be kept available for the parking of cars at all times and not converted to living accommodation - reason to ensure adequate on-site parking. The plans indicate that this condition relates to the whole 16.5m deep garage.

3 Proposal

Side extension over attached garage, addition of a front bay window.

The proposal is to add a first floor side extension above part of the existing garage (having a depth of 8.2m) - this would be marginally stepped in from the front and side of the garage, and have a hipped roof and part false pitch roof. The proposal also involves a) the internal conversion of the rear 9.5m of the existing garage to a living room and utility, leaving the front 6m as a garage for the parking of cars; b) a loft conversion of the

existing roofspace with a large velux window in the rear roofslope (this element would be permitted development); and c) rebuilding the existing lean-to style conservatory with new roof (this element is also permitted development). Additionally it is proposed to extend out the front room by 1m creating a bay window linked to the existing porch. The resultant dwelling would have 5 bedrooms.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL7 (Hermitage Stream)
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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

Comment	Officer Comment
None 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

(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. Whilst opposite the Hermitage Stream, as a householder development to an existing dwelling, there would be no adverse impact on the Stream.

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

- 7.3 After pre-application discussions the first floor addition has been set in from the side slightly and given a hipped roof to try to provide a first floor separation to the side, and retain a sense of space about the roof profile to avoid a terracing effect should the adjacent dwelling No 29 want to do a similar development in the future. Due to the curved nature of the road there are oblique angle views across the frontage of the side elevation of the existing dwelling. The proposed addition above the garage, at a depth of 8.2m would be visible and potentially prominent from opposite and the east. Accordingly amended plans have been submitted raising the false pitch roof so that it visually appears as a full pitch, being better related to the host dwelling and of a higher quality design solution.
- 7.4 The proposed front bay would link to the existing porch and the size and proportions are considered appropriate to the streetscene. Overall, the amended design and appearance of the proposal is deemed appropriate in context to the main building and street scene and is therefore considered to be acceptable, meeting the requirements of both the Borough Design Guide SPD and 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

- 7.5 This is a large and deep addition, but having viewed it from No 29 there is unlikely to be any identifiable harm to neighbouring amenity. From the neighbours landing window the proposed extension would be closer with a single window serving a bathroom that would be obscure glazed. However this is not a main habitable room and the orientation is such that loss of light would be minimal. The neighbour then has a bathroom in the rear corner and the closest rear bedroom window is such that angled views may glimpse the proposed extension but there would be no harm to outlook or any overbearing or loss of light effect. From within the garden of No 29 their own existing flat roofed garage would partly buffer views of the extension and any evening overshadowing would mainly be onto the garage roof rather than any private sitting out area. In this established residential area the additional first floor windows would not result in any material additional overlooking. The proposed rear velux window in the rear roofslope can be inserted under permitted development.
- 7.6 Overall, 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.

(iv) Parking

- 7.7 The 2001 permission conditioned the retention of the whole garage for parking stating that it must not be converted to living accommodation, for parking reasons. This proposal

does include converting the rear element of the garage to a living room, but notably retains the front 6m for parking. Together with the front hard surfaced drive, which in itself can provide up to 3 cars, the proposal therefore meets the adopted Parking SPD and can provide 3 spaces for the resultant 4+ bedroom house. There is therefore no highway objection to the proposal.

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/17/01056

(A) 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:

PR RF PLAN 02
PR LFT PLAN 01
PR GF PLAN 01
PR FF PLAN 01
PR N ELEV 02
PR S ELEV 02
PR W ELEV GRG 01
PR E ELEV GRG 02

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.

- 4 The first floor window in the side, south elevation, of the extension hereby approved shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened where above 1.7m above the floor of the room, and shall be maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular

type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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 2012.