
Site Address: 28 Park Side, Havant, PO9 3PL
Proposal: Two storey side extension and single storey rear extension.
Application No: APP/17/00354 Expiry Date: 26/05/2017
Applicant: Mr & Mrs Boyland
Agent: Mr Rosenthal Case Officer: Tina Pickup
 Rosenthal Design Services Ltd
Ward: Bedhampton
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site lies on the west side of Park Side, just north of the junction with Wigan Crescent. The immediate area is characterised by detached properties but the site is a semi-detached property, attached to No 30 to the south. No 30 has had a 2 storey side extension, which is successfully set back and down, respecting its corner location.

The application site is constructed of red brick with brown tile hanging at first floor to the front elevation, beneath a hipped tiled roof. There is a garage set back behind the rear elevation with a drive to the northern side of the house, giving a separation of some 5m to the boundary with No 26 to the north. The application dwelling has a small single storey lean to style addition to the rear.

2 Planning History

None

3 Proposal

Two storey side extension and single storey rear extension.

The proposal involves a two storey side extension having a width of 3.5m, set back from the front facade by 2.9m, and having a depth to align with the rear of the existing two storey dwelling. This two storey element would have a hipped pitched roof with ridge set 1m below the main house ridge. A single storey element is also proposed having a depth of 2.4m, across both the rear of the new two storey and approximately half the width of the rear of the house. This would have a sloping roof. Materials would match existing.

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

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this application.

Southern Water

Public surface water and foul sewer within close proximity of site where no soakaway should be within 5m; no tree planting within 3m; and no works parallel to and within 500mm. If any sewer found during construction then investigation will be required; formal application required for a connection; request Informative added. Applicants responsibility to provide suitable disposal of surface water.

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.

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

7.3 The site benefits from a wider than average plot with approximately 5m to the side. The

size and design of the proposed two storey extension would retain a 1.5m gap to the side which is considered compatible with the space and setting of other properties in the area. The fully hipped roof which is appropriately set down and back from the front facade complies with the Borough Design Guide SPD to create a subservient extension that does not dominate the host dwelling or result in a 'terracing effect'. The design is similar to that already done at No 30 to the south.

- 7.4 Overall the design and appearance of the proposal is deemed appropriate in context to the main building and street scene is therefore considered to be acceptable, meeting the requirements of 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 No first floor side windows are proposed, and whilst the development inevitably brings the built form closer to the side of No 26, it is set back nearly 3m so that the outlook from No 26's first floor side window is not totally blocked. Furthermore a side gap of 1.5m would also be retained. It is considered that the proposal would not have any overshadowing effect on any rear windows of either of the neighbours.

- 7.6 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.

(iv) Parking

- 7.7 The proposed extension would result in a 4th bedroom being added, which triggers the need for an additional on site parking space to meet the Parking SPD. The proposal builds over the existing side drive, but alternative parking for 3 vehicles has been shown as being possible on the front garden area. The hardsurfacing of this additional area is similar to others in the area and would not unduly harm the visual appearance of the site.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and streetscene 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/17/00354

(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:

Location Plan Drawing No PG NO:08
Proposed GF Plan Drawing No PG NO:02
Proposed GF Plan Drawing No PG NO:03
Proposed FF Plan Drawing No PG NO:05
Proposed Elevations Drawing No PG NO:07

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.