
Site Address:	23 Winterslow Drive, Havant, PO9 5DX		
Proposal:	Two storey side extension and rear dormer		
Application No:	APP/17/00380	Expiry Date:	07/06/2017
Applicant:	Mr Collins		
Agent:	Mr Quantrill	Case Officer:	Emma Chisnall
	Architectural Services		
Ward:	Warren Park		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 23 Winterslow Drive is an end of terrace two storey dwellinghouse situated centrally within Winterslow Drive. The dwelling is constructed of a facing brickwork and concrete tile and is situated on an incline from south to north. To the front of the site there is a moderate amount of amenity space which is laid with gravel and has an open curtilage boundary to the front of Winterslow Road. Amenity space and an outside store are in position to the north side of No 23 and to the rear the amenity space is laid as lawn, moderate in size and has an open boundary to the rear.
- 1.2 No 23 is a residential dwelling situated in a residential estate. Parking is available on the road only with very few dwellinghouses along Winterslow Road having a parking provision onsite.

2 Planning History

None

3 Proposal

Two storey side extension and rear dormer.

4 Policy Considerations

National Planning Policy Framework 2012

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

Development Engineer - Highways

I can confirm that the parking survey produced by the applicant proves there is sufficient on-street spaces to accommodate the additional car at No 23 and would not result in serious cumulative harm to the highway safety.

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: 31

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 Winterslow Drive is an urban area within Havant and the streetscene contains a varied appearance of dwellinghouses and has examples of development within the streetscene. The works proposed to No 23 are therefore considered to not look out of place and at two storey to the north side elevation the works would not be viewable from Winterslow Drive when approaching from the south, having a limited visual impact to the public realm.

7.4 The works are considered to achieve a subservient appearance on the dwellinghouse from being set in from the front elevation and down from the ridge height the works are considered to have an acceptable mass and bulk and comply with the Borough Design Guide. Materials are proposed that shall match the extension to the existing dwellinghouse which should ensure that the works look in keeping to No 23 and the streetscene and not out of place.

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 works proposed to No 23 shall be to the north side and therefore the dwellings to the south are considered to not be significantly impacted by the proposed development.
- 7.7 No 23 is positioned on a slight incline from south to north and the amenity space to the north is raised sufficiently higher than the dwellinghouse however this is proposed to be levelled when the extension is developed and should ensure that the works do not result in a significant adverse impact on the streetscene and neighbour to the north No 25. A site visit was performed in order to ensure that a full assessment of the possible impact was reviewed and although the works shall look onto No 25 the development is set back from the front elevation of the neighbouring dwellinghouse and due to its orientation would look alongside No 25 then directly to the front and therefore it is considered the works would not lead to a significant adverse impact to the outlook of the dwellinghouse nor impact light levels or create shadowing. No windows are proposed at first floor along the north side elevation in order to prevent over-looking and protect privacy levels. One new window is proposed at ground floor to the west side of the north elevation however this impact is considered to be acceptable due to the distances between the dwellinghouses and the incline of the land which should provide adequate screening between neighbouring dwellings to prevent significant over-looking.
- 7.8 The works proposed to the rear include the installation of a dormer to the roof and the creation of a mezzanine level for storage in the roofspace. Although the dormer to the rear shall set a precedent for this type of development and could cause over-looking to the neighbouring flats to the rear the works could be developed under permitted development and therefore without planning permission and as such would not be reason enough to warrant a refusal of planning permission. It is acknowledged that the use of the room is as a store and as such should ensure that significant over-looking is not caused as a result.
- 7.9 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

- 7.10 No 23 Winterslow Drive does not currently have a parking provision to the front of the dwellinghouse and shall be going from a three bedroom to a four bedroom dwelling. As the dwellinghouse can accommodate two parking spaces along Winterslow Drive parking surveys were requested to be completed over one week at three times within the day to demonstrate whether there was a parking provision that could accommodate the one additional space along Winterslow Drive, in order for the works to accord with the Borough's Parking SPD. This has been demonstrated and the highways officer is in agreement that sufficient provision is available along Winterslow Drive for the one additional car and therefore the works are considered to accord with the parking SPD and can be considered acceptable.

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/17/00380 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:

Block and Location Plans: Drawing No 07/030-007

Proposed Ground Floor Plan: Drawing No 07/030-003

Proposed Elevations Plan: Drawing No 07/030-006

Proposed First Floor Plan: Drawing No 07/030-004

Proposed Mezzanine Storage Room Floor: Drawing No 07/030-008 REV B

Parking Surveys: Submitted via email 26.07.17

Reason: - To ensure provision of a satisfactory development.