
Site Address: 5 Westways, Havant, PO9 3LN
Proposal: Two storey side extension and single storey rear extension (following demolition of existing rear conservatory).
Application No: APP/17/00465 Expiry Date: 21/06/2017
Applicant: Mr & Mrs P Woodland
Agent: Mr B Dunnaway Case Officer: Tina Pickup
Ward: Bedhampton
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the east side of Westways and is the northern most dwelling before Nos 1A, 1 and 3 are set at right angles on the cul-de-sac head, having their rear gardens abutting the side boundary of the application site. As such, in street scene terms, the application site is perceived as the end property in an otherwise fairly uniform and linear area characterised by hipped roofed semi-detached two storey properties.

The single storey garage belonging to No 3 is located adjacent to the northern boundary and sits alongside the drive of the application site, which in turn leads to an existing single storey garage set back behind the rear elevation.

2 Planning History

None relevant

3 Proposal

Two storey side extension and single storey rear extension (following demolition of existing rear conservatory).

During the course of determining the application, amended plans have been received omitting the front extension; stepping down the ridge height and marginally setting back the two storey front element; and adding a parapet with concealed guttering to avoid any overhang. A parking plan has also been submitted.

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**

Langstone Harbour Board

None received

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: 1

Comment	Officer Comment
1 representation to the original plans:	
north elevation includes obscure glass window which overlooks our garden and rear of house; request this is conditioned to be obscure glass in perpetuity;	condition possible
eaves and guttering overhang our plot; access will be difficult to this side causing concern over quality of finish	amended plans partly overcome this
No representations on the amended plans have been 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. As originally submitted there would have been an overhang of eaves and guttering to both No 1 and No 3 and the appropriate Certificate B and Notice was served. The amended plans however contained all the development wholly within the application site through the use of a parapet wall and hidden guttering.

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

7.3 The original design did not meet the Borough Design Guide in that the two storey extension was not considered subservient to the host dwelling and was considered

overly prominent and detrimental to the streetscene. The amended plans have set the ridge line down and the upper front facade back slightly which introduces an appropriate degree of subserviency. Westways has a strong visual uniformity and pattern to the streetscene and the two storey hipped roof addition now respects that. Being the most northern dwelling the site benefits from space around it to the north and the proposed two storey extension right up to the boundary would not result in any 'terracing effect'.

- 7.4 Accordingly the amended 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

- 7.5 There is an existing first floor landing window in the side elevation facing north and the garden and rear of No 3. The proposed extension includes a similar sized replacement first floor window in the new side elevation that would be right up to the shared boundary. The plans indicate that this would be both obscure glazed and non-opening below 1.7m. This can be conditioned and on this basis the material difference in any overlooking or affect on privacy would be minimal.
- 7.6 In terms of outlook, the proposed side extension would be constructed right up to the boundary with No 3. But by virtue of the generous rear garden depth of No 3 the rear to side separation would be at least 13m which is in excess of the recommended minimum in the Borough Design Guide.
- 7.7 In terms of effect on the other half of the semi, No 7, the two storey extension is limited to the depth of the existing dwelling and would therefore have no effect on No 7. The proposed 3m deep single storey addition across the whole of the rear would replace an existing conservatory of similar depth. The single storey rear addition would have a sloping roof with an eaves height of 2.5m and maximum height of 3.7m. These dimensions are within permitted development tolerances and as such this aspect of the proposal is considered appropriately modest and acceptable.
- 7.8 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 have been received to the amended plans.

(iv) Parking

- 7.9 The proposal results in an additional 4th bedroom which triggers the need for a third on site parking space. The existing long side drive and rear garage which provides the current parking would be lost as a result of the side extension. Consequently alternative parking for 3 cars has been shown across the entire frontage of the site. This would necessitate the removal of the existing frontage hedge and require an extension of the dropped kerb. The extent of the hardsurfacing will have a detrimental effect on the visual appearance of the street scene but regard must be had to the fact that the provision of hardsurfacing would be permitted development under Class F provided the surface material is porous or run-off water is directed to a permeable area within the curtilage. Accordingly, provided the frontage hardsurfacing is similarly conditioned then it would be inappropriate to resist the parking layout.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00465

(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:
Site Plan and Car parking Plan Drg No 06 June 2017
Proposed Extension Drg No 05 B
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 north elevation of the extension hereby permitted shall:-
(i) consist of at least two lights divided horizontally with only the top light capable of being opened where 1.7m above the floor of the room in which the window is installed, 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 adjacent properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The car parking shown on the approved plans to serve the development hereby permitted shall be constructed of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. The parking and access arrangements shall be made fully available for use prior to the development 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.