
Site Address:	21 Hooks Lane, Havant, PO9 3DS		
Proposal:	Two storey side extension and first floor rear extension; car port to side; alterations to front porch.		
Application No:	APP/17/00196	Expiry Date:	19/04/2017
Applicant:	Miss M Hobbs		
Agent:	Mr C Rutter	Case Officer:	Tina Pickup
	Architectural Designs		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi-detached property located on the southern side of Hooks Lane where there is a sharp bend such that it is effectively a corner plot with tapering rear garden. On this southern side of the road the properties are all uniform two storey dwellings of pale brick with tile hanging at first floor. Opposite, on the northern side are bungalows. No 21 has an existing flat roof side extension to its side, western elevation, that comprises a garage and utility room behind, as well as a car port. This is well screened with boundary shrubbery and small trees, whilst most other frontages in the area are relatively open.

No 23, due to the corner, is sited at an angle to the application site and also has an attached side garage. Both properties have a first floor window that appears to serve the landing, in the end gables that look over the garages. The land is relatively level.

2 Planning History

None relevant

3 Proposal

Two storey side extension and first floor rear extension; car port to side; alterations to front porch. As originally submitted this was a full height extension having a frontage width of 3.5m reducing to a rear width of 2.6m; with car port to the side having an additional 2.5m width; and lean-to style roof added to front entrances (two front doors proposed). The application includes an internal lift and is to provide accommodation for a wheelchair user with a relative providing care.

Amended plans have been submitted reducing the height of the roof by stepping down the ridge and providing a half hip.

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

None necessary

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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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

- (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. The layout of the proposal with two front doors does mean that the site could potentially be subdivided into two dwellings. Since the tapered plot results in very limited rear garden amenity, then the plot is not of sufficient size to accommodate a second dwelling. The agent has confirmed that the accommodation is to provide for a wheelchair user and carer who are related and there is no intention to occupy the site as anything other than a single dwelling. On this basis the two front doors are acceptable but it is considered necessary to condition the occupation to a single dwelling only.

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

- 7.3 Being a corner site the side gable of the application site is particularly prominent in the street scene. To reduce any overbearing and dominance in the street scene and to keep the extension subservient to the main dwelling, amended plans have set the ridge line down and provided a half hip. Therefore, this prominent elevation is now reduced in scale and dominance and will be more visually appropriate to the street scene.
- 7.4 The proposed car port is a further side addition which would take development to within 1.5m of the side boundary (extending to 3.5m). However this separation includes the existing shrubbery and trees and the screening would be maintained.
- 7.5 Overall the amended design now complies with the Borough Design Guide SPD, 2011 and the 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 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 two storey side extension includes a first floor side window in the gable end which serves a bedroom. The angle of the dwelling relative to No 23 is such that the view out of this window would be over the frontage drive area and highway rather than over any private area. Due to the angled siting the separation between the dwellings increases and the proposed extension is unlikely to detrimentally affect the outlook from or have any overbearing effect on No 23.
- 7.7 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 amended proposal would have limited and acceptable impact on the visual appearance of the street scene and 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/17/00196

(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 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 accommodation hereby permitted shall be occupied solely as ancillary accommodation in connection with the occupation and enjoyment of the existing dwelling and shall at no time be subdivided and occupied as a separate unit of accommodation.

Reason: The site has insufficient amenity space to be occupied as two separate units of accommodation, having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

1:1250 Site Location Plan

Proposed Plans Drawing No 1701-1361 rev A

Proposed Roof Plan Drawing No 1701-1362 rev A

Reason: - To ensure provision of a satisfactory development.