
Site Address:	32 Park Side, Havant, PO9 3PL		
Proposal:	Proposed two storey/single storey extension.		
Application No:	APP/16/01115	Expiry Date:	27/12/2016
Applicant:	Mr Doyer		
Agent:	Mr Rossner	Case Officer:	Emma Chisnall
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

32 Park Side is a large semi detached dwelling in Havant which is constructed of a mixture of red brick and tile hanging on the walls with a concrete tiled hipped roof. No 32 has a moderate amount of amenity space to the front which is used as lawn and is surrounded by a curtilage boundary of 0.5m brick wall. The dwelling is on a slight incline from south to north meaning that the dwelling is in a lower position than its hedge boundary to the side which runs the length of the curtilage of No 32 and from the site appears approximately 2.5m in height but from Wigan Crescent this does appear smaller due to the incline. The amenity space to the rear of No 32 is large in size at 22m long and is used as garden space, however included in the curtilage to the rear is an area of hard-surfacing large enough to accommodate 1 car with a garage onsite in between the amenity space of No 32 and No 48 Wigan Crescent.

2 Planning History

None

3 Proposal

Proposed two storey side extension.

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

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

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

FAO Mr P Marshall, Development Engineer

The Highway Authority have no adverse comment to this application

Southern Water Comment:

Informative requested in relation to connection to the public foul or surface water sewer. Advice in relation to surface water drainage and that the site lies within the Source Protection Zone

Planning Officer Comment: An informative will be included with the decision referencing Southern Waters requirements.

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: 5

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

(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. Park Side and the surrounding roads contain multiple examples of dwellings situated within corner plots that have extended to the side at two storey. It is clear following a site visit that the works to No 32 would not be setting a precedent and in principle the development is considered to be acceptable subject to planning conditions.

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

7.3 No 32 is positioned in a location where two storey developments within corner plots are fairly common and this was viewed at No 30 and 21 Parkside following a site visit. Therefore the works to No 32 will not be setting a precedent and will not look out of place within the streetscene.

7.4 Due to the incline of land from south to north it is considered the works to No 32 will be set in a lower position to its neighbour No 30 which will reduce the bulk and dominance of the works. Measures have also been made to ensure the works appear subservient by setting the extension back from the front elevation, hipping the roof and maintaining an acceptable gap between the proposed extension and the boundary to the side. These design measures are considered to produce a sound and acceptable development that takes into account the guidance stipulated in the Borough Design

Guide.

- 7.5 The materials proposed are to be matching to the existing dwelling therefore keeping the works in keeping to No 32 to ensure they do not look out of place nor detract significant character from the area.
- 7.6 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

- 7.7 No 32 has the amenity space available to accommodate the proposed works and a gap between the works and boundary will be maintained. The neighbour to the north No 30 is considered to have its amenity levels maintained due to the separation of the dwellings by the Wigan Crescent Highway and that No 32 will be set down and away from No 30. Although two rooflights are proposed along the roofslope of the extension these will be hipped away from No 30 and are not considered to lead to a loss of privacy nor cause over-looking.
- 7.8 The attached neighbour to No 32 (No 34) should maintain its existing amenity levels as the works will be set away from the neighbouring dwelling and will not be extending past the front nor rear extension so as not to cause an impact.
- 7.9 The windows and doors proposed at ground floor level are considered adequately screened from the dwellings lower position in its plot and the adequate screening provided from the hedging around the curtilage boundary. Although a window is proposed to the first floor rear window for a bedroom it is felt that the opposite neighbour to the rear No 48 is set adequately away from the works by over 21m which meets guidance stipulated in the Havant Borough Design Guide in order to maintain amenity levels specially in regards to overlooking and privacy levels. It is felt that this window would not lead to over-looking at the attached neighbour No 34 as the window is set at the opposite end of No 32 and due to other windows present at this height and in closer proximity to the neighbouring dwelling it is not felt this would create a significant additional impact.
- 7.10 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 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/16/01115 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 in the roof and ground floor level 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:

Proposed Block and Location Plan Drawing No: 1100 Revision A
Proposed Elevations Plan Drawing No: 1301 Revision A
Existing Elevations Plan Drawing No: 1300
Proposed Roof Plan Drawing No: 1207
Proposed First Floor Plan Drawing No: 1206
Proposed Ground Floor Plan Drawing No: 1205
Existing Roof Plan Drawing No: 1202
Existing First Floor Plan Drawing No: 1201
Existing Ground Floor Plan Drawing No: 1200
Existing Parking Plan Drawing No: 1101

Reason: - To ensure provision of a satisfactory development.