
Site Address: 346 Middle Park Way, Havant, PO9 5DS
Proposal: Partial side extension at first floor level, partial two storey rear side/rear extension and partial single storey side/rear extension.
Application No: APP/16/01160 Expiry Date: 08/03/2017
Applicant: Mr Hills
Agent: Mr A Dunks Case Officer: Emma Chisnall
 Andrew R Dunks Ltd
Ward: Battins
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 346 Middle Park Way is an end of terrace two storey dwelling located in Havant. The dwelling is constructed of red brick walls and has a gable end concrete tiled roof which has a dormer present within the rear roof slope. The amenity space to the rear of No 346 is long and narrow and is used as lawn with a 2m timber fencing surrounding the curtilage boundary. To the front the amenity space is moderate in size and contains a small area of lawn to the east with the west side being hard-surfaced to accommodate two cars onsite.
- 1.2 No 346 is separated from the neighbouring dwelling to the west by a single storey garage (which extends past the rear elevation), a single storey double store and the rear amenity space of No 344 Middle Park Way.

2 Planning History

00/65306/000 - Replacement attached garage, PERM, 12/09/2000

3 Proposal

- 3.1 Partial side extension at first floor level, partial two storey rear side/rear extension and partial single storey side/rear extension.

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)

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

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The planning extension will overlook the entire garden area of my property at 342 Middle Park Way, consequently depriving us of any privacy.	Concerns shall be addressed in section 7 of the report under 'Planning Considerations'.
The extension is to provide student accommodation, potentially creating anti-social behaviour	The plans have been reviewed and confirmation has been given by the applicant that the property at 346 shall not be used as student accommodation and as such this matter shall not be able to be commented on in regards to this report.

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 No 346 Middle Park Way is an end of terrace dwelling which has a side elevation looking onto the rear amenity space of neighbouring dwellings to the west No 344 and No 342 Middle Park Way. Plans have amended a number of times in order to achieve an extension at first floor level to the side of 346 that appears subservient to the dwellinghouse and reduces the mass and bulk sufficiently enough to meet guidance stipulated in the Borough Design Guide. The latest design proposes the extension to be set in from the front elevation and in line with the rear elevation. The roof is proposed to be set down from the ridge height and fully hipped away from the neighbouring dwellings. As a result the development is considered to achieve a subservient

appearance on No 346 with a sufficiently reduced mass and bulk which accords with Policy CS16 of the HBLP (Core Strategy). Therefore in terms of design the development is considered to be acceptable.

- 7.4 No 346 Middle Park Way is separated from No 344 Middle Park Way by the single storey garage, single storey store and rear amenity space of No 344. The proposed development shall not exceed the side elevation of the garage and therefore it is felt that sufficient space shall be maintained between the neighbouring dwellinghouses which should ensure the visual amenity of the streetscene is protected and that the works do not create a cramped nor crowded appearance along Middle Park Way.
- 7.5 Materials are proposed to be used that match the existing which should ensure the development does not look out of place and is in keeping to No 346 therefore protecting the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 Concern has been raised by the neighbouring dwellinghouse to the side of No 346 (No 342) in regards to the development causing over-looking into rear amenity space. As a result of this concern a site visit was performed to both No 342 and No 344 Middle Park Way in order to establish the potential harm caused. Originally the proposal at No 346 included a juliet balcony and french doors to the rear at first floor level which was acknowledged to cause potential harm however plans have since been amended that remove the juliet balcony, reduce the window to an acceptable size which reflects the other windows along the rear elevation, raise the sill height and position the window away from the side elevation. This is considered to reduce the potential for over-looking significantly. It is noted that No 346 has two first floor windows to the rear as existing including a window as part of the dormer so it is felt that there is already an established element of over-looking from No 346. It is also recognised that the proposed new window would serve a bedroom which is considered to be a use that does not create a regular occupancy and therefore it is felt that on balance the harm caused by the first floor bedroom window to the rear would create a limited and acceptable impact and would not be sufficiently harmful to prevent or deny planning permission.
- 7.7 It is considered that the neighbouring dwelling to the east (No 348) should remain unaffected by the proposed works due to the majority of the development being screened by the original dwelling No 346. Subsequently it is felt that the development is positioned adequately away from the neighbouring dwelling to the front and rear, meeting with guidance stipulated in the Borough Design Guide to ensure amenity levels are protected between neighbouring dwellings.
- 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).

(v) Parking

- 7.9 No 346 has the space available to accommodate two parking spaces which accords with the requirements stipulated for three bedroom dwellings in the Borough Parking SPD. Therefore no additional spaces would be required as a result of the development.

8 Conclusion

- 8.1 The development proposed to No 346 Middle Park Way is considered to have a limited and acceptable impact on the character of the area and the neighbouring dwellings amenity levels. The scale, siting and design of the proposal are considered to be

acceptable and is therefore considered to be appropriate and can be recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01160 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:
Location Plan received 08.11.2016
Site Layout Plan: Drawing No 4571/500- Rev B
Roof Plan: Drawing No 4571/200- Rev B
Proposed Ground Floor Plan: Drawing No 4571/4- Rev A
Proposed First Floor Plan: Drawing No 4571/5- Rev C
Proposed Elevations Plan: Drawing No 4571/6- Rev B
Reason: - To ensure provision of a satisfactory development.