
Site Address:	1 Lasham Green, Havant, PO9 5QP		
Proposal:	2 storey side extension.		
Application No:	APP/17/00297	Expiry Date:	16/05/2017
Applicant:	Mrs Picton		
Agent:	Mr R Clark	Case Officer:	Tina Pickup
	Roger Clark (Architectural Services)		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

Lasham Green is a row of semi-detached two storey dwellings set at 90 degrees off Sharps Road, arranged in the Radburn principle with grassed pedestrian only access to the front, with vehicular access to the rear of the properties. The land rises up to the north. The application site relates to No 1, being the southern most semi-detached property in Lasham Green, effectively a chamfered corner plot, having its side gable elevation fronting Sharps Road. It is constructed of red brick with white cladding to its front (eastern) elevation.

The site has a detached pitched roof single garage located in the south west corner; with the boundary adjacent the pavement comprising a low wall with close boarded fence panels above. Because the site slopes the house is set higher than Sharps Road with the blank end gable being set back by a maximum of 9m and appearing visually prominent in street scene terms. In terms of curtilage and available amenity the site has a patio area to its west and this area has a maximum depth of 8m; and the area to the south is grassed.

The surrounding area is characterised by high density residential development including flat roofed terraces opposite. No 5 Sharps Road is located on the opposite eastern corner of Lasham Green and this property has a two storey side extension.

2 Planning History

APP/11/01230 - Change of use of public amenity land to private amenity land and erection of single detached garage, PERM, 05/09/2011

3 Proposal

2 storey side extension measuring 4m deep by 5.75m wide set on the south gable end - eaves line would align with existing dwelling but ridge set lower. Materials would match.

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

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: 0

Comment	Officer Comment
None 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

(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 Due to the siting of the existing dwelling the proposed extension is in a prominent and elevated location. However, advice was given at a Duty appointment and the size of

the extension reduced and set back from both the front (east) and rear (west) elevation to reduce the dominance and provide a subserviency to the design. The set back and lower ridge does provide an appropriately scaled extension relative to the host dwelling which meets the Borough Design Guide SPD. But the context of the site and levels make the proposal particularly prominent in street scene terms.

- 7.4 This visual impact on the character of the area is a balanced consideration. The site has a maximum separation of 9m to the back edge of the pavement on Sharps Road which would be reduced to 5m - making the closest corner 1m from the boundary. Views of the site from further east looking west the additional bulk would be seen against the backdrop of the end gable of No 3 Sharps Road and would not be set forward of this approximate 'building line'. Similarly when viewed from the west looking east, the extension would sit behind and be partly obscured by the existing garage. Overall it is considered that due to the more forward siting of other dwellings and buildings fronting Sharps Road in the immediate vicinity the presence of the proposed two storey dwelling would not be overly dominant to harm the street scene in this high density area.
- 7.5 On balance the design and appearance of the proposal is deemed appropriate in context to the main building and would not be harmful to the visual appearance of the street scene and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.6 The proposed extension would have no windows in the south elevation. Those in the east and west elevation would only repeat the pattern of fenestration and in this high density residential area and would not materially add to the levels of overlooking or loss of privacy. There would be overshadowing effect on any nearby property. In terms of impact on available amenity space for occupiers the existing patio area to the west would be unaffected and this amount of useable amenity space is comparable to others in the vicinity. The area to the south would be reduced but still represents private amenity space over and above others in Lasham Green. It is considered the space available on site would remain appropriate.
- 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.

(iv) Highways and parking

- 7.8 The proposal adds a bedroom making the property a 3 bed dwelling requiring 2 on site spaces. The existing garage has an area in front of it that is used for the parking of a car but is technically outside the application site and therefore cannot contribute to the 2 spaces required. There is space to provide a 2nd space if the boundary wall adjacent the garage is demolished to provide access. Whether it is reasonable to require this is debatable. The existing 2 bed dwelling only has the one space and the increase in bedrooms does not trigger the need for an *additional* space. Furthermore there is unrestricted parking in the adjacent road with a parking lay by immediately to the east. It is considered that there would be no danger to highway safety or amenity resulting from this proposal without the second space. Therefore it is considered unnecessary to condition the provision of the second space.

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/17/00297

(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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Site Plan Plan No: 24430/5
Proposed Ground Floor Plan Plan No: 24430/1
Proposed First Floor Plan Plan No: 24430/2
Proposed Elevations Plan No: 24430/3
Proposed Section Details Plan No: 24430/4

Reason: - To ensure provision of a satisfactory development.