
Site Address: 43 Wigan Crescent, Havant, PO9 3PN
Proposal: Single storey rear extension, roof alterations from hipped to gable, flat roof dormer to rear, velux windows to front elevation.
Application No: APP/17/00039 Expiry Date: 06/03/2017
Applicant: Mrs Brown
Agent: Mr White Case Officer: Bee Crawford
Ward: Bedhampton
Site Visit Date: 27/01/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property and detached garage. It has a brown tiled pitched and hipped roof and elevations of red multibrick. The site is level with open vehicular access to the front leading to an area of block paving and a driveway to the side of the property. The rear garden has a depth of approximately 23 metres and is mainly laid to lawn with shrubs and trees, enclosed to all boundaries with fencing ranging in height from 1.5 metres to 1.8 metres.
- 1.2 The adjoining two storey property is to the north, a pair of two storey semi-detached properties are to the south and opposite and the rear gardens of properties in Parkside are to the east (rear). The area is of medium density with two storey semi-detached properties of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension, roof alterations from hipped to gable, flat roof dormer to rear and velux windows to front elevation. In order to facilitate the scheme, the existing garage will be moved back into the rear garden by approximately 2 metres. It is noted the hip to gable roof extension and rear dormer element of the scheme falls within the criteria for permitted development.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer
No adverse comment.

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

One letter of objection was received from one address raising the following concerns:

Comment	Officer Comment
The proposed extension windows would look directly into our living room depriving us of any privacy at all. The windows would also look directly into the two bedrooms at the back of the house. We would also have no privacy in our back garden as the windows look directly into the garden.	See section 7 below.

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 The proposed extension would be visible from the public realm, the property being around 5.8 metres away from the highway. It is considered that the hip to gable extension would have a visual impact within the street scene, although there are several other examples of this type of development to properties in Wigan Crescent and this

element of the proposal could be constructed within the realms of permitted development.

- 7.4 The single storey addition extends across the rear of the property and is to replace the existing conservatory, increasing the depth by approximately 2.5 metres, resulting in a reasonable increase to the original footprint of the property.
- 7.5 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

- 7.6 The development will be built close to the boundary with the adjoining property at number 41 Wigan Crescent and is approximately 2.5 metres deeper than the existing extension although of a similar height. However there are no windows in the side elevations and whilst it is acknowledged there will be an impact on this property due to the increased depth of the proposal, it is not considered so great as to constitute a defensible reason for refusal. The extension does not extend beyond the side elevation of the property and there is a distance of approximately 2.5 metres to the southern boundary.
- 7.7 Concerns were raised from the occupier of the property to the rear of the site with respect to overlooking and loss of privacy. The distance between the rear elevation of the extension and the rear elevation of this property is in excess of 40 metres and falls well within the criteria set out in the Borough Design Guide SPD. This recommends rear extensions should maintain a distance of 8 metres from the extension to the rear boundary of the application site, and a distance of 20 metres from the extension and the rear elevation of the neighbouring property to the rear. As previously noted, the roof extension and rear dormer could be constructed under permitted development.

(iv) Parking

- 7.8 The number of bedrooms will increase from three to four, hence there would be a requirement for three on site parking spaces. A plan has been provided as part of the application to reflect this, meeting the requirements of Policy DM13 of the HBLP (Core Strategy). The Council's Highways Engineer had no adverse comment regarding the proposal.
- 7.9 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).

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/17/00039 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:
Drg No. Planning/001 Location plan, block/parking plan, existing floor and elevations plan
Drg No. Planning/002 Rev A Proposed floor and elevations plan
Reason: - To ensure provision of a satisfactory development.