
Site Address:	13 Pennant Hills, Havant, PO9 3JZ		
Proposal:	Construction of raised terrace/deck and screening to rear elevation (retrospective application)		
Application Type:	Full Planning Permission		
Application No:	APP/22/00554	Expiry Date:	03/10/2022
Applicant:	Mr S Ponsford		
Agent:		Case Officer:	Joseph Toole
Ward:	Bedhampton		

Recommendation: **REFUSE PERMISSION**

Site Description

13 Pennant Hills, Havant, is a two storey detached property located to the north side of Pennant Hills. The property comprises of brickwork, white tile hanging and concrete roof tiles.

The property is located within a residential area with some surrounding properties of similar style and design and others differing.

2 Planning History

No relevant planning history.

3 Proposal

Construction of raised terrace/deck and screening to rear elevation (retrospective application)

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)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Anne Fairhurst - Bedhampton

No Comment.

Councillor D Guest

No Comment.

Councillor Mark Inkster

No 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: 2

Comment	Officer Comment
High decking causing overlooking	Please see Section 7.
loss of light from high fence panel	Please see Section 7.
Noisy when on decking	Famamily noise would be expected in a residential property.
Overlooking due to part removal of hedging	Please see Section 7.

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 The decking is located within the rear garden extending across the width of the property. The materials used are timber and composite decking materials for the decking boards and hand rails in a choco brown colour.

- 7.4 The decking is not visible from the street scene thus it is not deemed to have a negative impact upon the character of the area.
- 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 Policy CS16 of the Havant Borough Core Strategy states all development should demonstrate that the development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
- 7.7 On the east side facing No.14 Pennant Hills there is fencing on top of the decking to reduce direct overlooking on this side. However, No.14's garden can be clearly overlooked from the rear of the decking as the levels drops down. This is considered to cause harmful overlooking to the neighbouring occupiers. Due to the size and height of the side fencing it is not considered to be overbearing or result in the harmful loss of light to No.14.
- 7.8 On the west side facing No.12 Pennant Hills, views from the decking are partly screened by the neighbour's shed. However, the majority of No.12's garden can be overlooked, thus deemed unacceptable. Due to the separation distance and screening the decking is not considered to appear overbearing or result in the harmful loss of light to No.12.
- 7.9 To the rear views from the decking are screened by the existing fencing and hedging along the rear boundary. Thus it is not considered to cause harmful overlooking to the occupiers of No.9 Woodville Road.
- 7.10 Consequently, it is considered that the proposal leads to overlooking and would have an unacceptable impact on the properties immediately adjacent to the application site, contrary to the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The proposal would have an unacceptable impact on the adjacent neighbours and is therefore considered to be inappropriate and recommended for refusal.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/22/00554

- 1 The use of the decking results in significant harmful overlooking which has a detrimental impact on the residential amenities of the occupiers of 12 and 14 Pennant Hills, contrary to the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.