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Site Address: 7 Ewhurst Close, Havant, PO9 4PS  
Proposal: Single storey rear and front/side extension to include annex accommodation.  
Application Type: Full Planning Permission  
Application No: APP/24/00248                      Expiry Date: 29/05/2024  
Applicant: Tatomir & Lachioiu  
Agent: S Roberts                      Case Officer: Joseph Toole  
            Critchley Architecture and  
            Design  
Ward: Warren Park - Expired

Recommendation: **GRANT PERMISSION**

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## **1     Site Description**

7 Ewhurst Close, Havant, is a two storey semi detached property located to the north side of Ewhurst Close within a cul-de-sac. The property comprises of grey render and concrete roof tiles. Access to the property is via a footpath off Ewhurst Close. There is no off street car parking serving the property.

The property is located within a residential area with some surrounding properties of similar design and others differing. There is a collection of trees located to the west of the application site.

## **2     Planning History**

No relevant planning history.

## **3     Proposal**

The proposal would involve a single storey front extension to be used as a porch and part of an annexe, with a side extension being used as an annexe. There would also be a rear extension to be used as a gym and lounge area for the main dwellinghouse.

## **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**

### **Councillor Amy Redsull - Warren Park**

No Comment.

### **Councillor Tony Denton**

No Comment.

### **ARB Team**

According to the HBC 'Where I Live' mapping (accessed 13<sup>th</sup> June), there are no TPO's or Conservation Areas which affect this property.

I visited 13<sup>th</sup> June and noted the shrub-mass comprising mostly dogwood and willow, on third-party property, just beyond the western boundary. There were no significant trees within this group although it is of local benefit in terms of softening views from the adjacent open space.

The land between the boundary and the existing building is laid to crushed rubble therefore a poor rooting environment. The distance between the shrubs and the edge of the proposed extension is such that will be no significant arboricultural impacts.

A small amount of overhanging vegetation will need to be cut back to the boundary. This can be carried out under the landowner's common law rights. This will not be harmful in terms of public amenity.

I have no objections on arboricultural grounds. Taking into account the distance between the extension and the shrubs, the low quality rooting environment and lack of other arboricultural impacts, there is no need to impose arboricultural conditions.

## **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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

| <b>Comment</b>                                                                                         | <b>Officer Comment</b>                                                                                                                |
|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| No objections to the proposed builds as long as it is done during decent hours i.e. 6am-6pm or 7am-7pm | There is Environmental Health legislation to control the hours of construction work. An informative has been added onto the decision. |

## **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) Proposed annexe's Integral link to main dwellinghouse
- (iv) Effect on neighbouring properties
- (v) Parking matters
- (vi) Tree matters

(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 walls would have smooth off white render with concrete roof tiles to the front extension and a mineral felt flat roof to the rest of the extensions. These materials are considered to be of appropriate design, inkeeping with the main dwellinghouse and the character of the area.

7.4 Whilst the proposed front/side extensions would be visible from the street scene and the overall footprint of the extensions would be large, due to its position being at the end of an cul-de-sac and its single storey design, it is not considered to have an adverse impact on the character of the area to be considered unacceptable. The proposed rear extension would be not readily visible from the street scene, therefore it is not considered to have an adverse impact on 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) Proposed annexe's Integral link to main dwellinghouse

7.6 The proposed side extension would be used as an annexe to provide accommodation for the applicant's Mother-in-law due to health reasons. The space would provide a lounge, kitchen, bathroom and bedroom. Originally plans were provided showing no internal link to the main dwellinghouse. This raised concerns the space could be used as a separate form of accommodation from the main dwellinghouse and it was requested an internal door was created to established an integral link to the main dwellinghouse. This was agreed by the applicant's agent and the plans were formally updated. Due to the occupier of the annexe having a relation to the applicant and annexe having a physical link to the main dwellinghouse it is considered on balance to be acceptable. Due to concerns with the proposed annexe being used as a separate form of accommodation a condition has been recommended for the annexe to remain ancillary to the main dwellinghouse and not used as separate accommodation unless otherwise agreed by the Local Planning Authority.

(iv) Effect on neighbouring properties

7.7 The proposed works to the front are not considered to have an adverse impact on any of the surrounding neighbouring properties.

7.8 On the east side facing No.8 Ewhurst Close the proposed front/side extension is not considered to have an adverse impact, mostly being blocked by the existing dwellinghouse. The proposed rear extension would extend out 4 metres from the existing rear wall of the dwellinghouse and rear wall of No.8. There is a ground floor window serving a bedroom within No.8 close to where the proposed rear extension would be located. As such 45 degree test plans were requested to consider whether the proposed rear extension would result in a harmful loss of light on this window in accordance with the Havant Borough Design Guide SPD. These plans were provided and demonstrate that the proposed extension fail the test, however, the plans also show that an extension at a 3m depth constructed under permitted development rights would also cause similar impact. The affected window faces north-west and therefore receives a limited amount of light. The proposed extension would be located to the north-west/west of the window, therefore, only affecting light during afternoon and evening hours during the summers months. The use as a bedroom, rather than a living room, that is commonly used throughout a day, is also taken into consideration. No objections have been received from this property. Therefore, on balance, it is considered that the impact on the light to this window would not cause a demonstrable harm to the enjoyment of this dwelling and does not justify a planning refusal. . In terms of outlook it is noted there would be a degree of loss from the neighbour's bedroom window, however as the proposed rear extension is slightly offset from the shared boundary, it would have a modest height and its depth only being 1 metre greater than permitted development allowance, it is not considered to result in a harmful loss of outlook to warrant a refusal. There would also be no windows or doors within the proposed rear extension on this side, therefore it would cause a form of overlooking to No.8.

7.9 On the west side facing the public field there would be doors and windows within the proposed side extension. These would face out onto the existing 1.8 metre high fencing and would be screened by the existing trees along the boundary, as such not considered to cause any overlooking, be overbearing or result in the harmful loss of light to any surrounding properties.

7.10 To the rear there would be bi-folding doors and windows within the proposed rear extension facing out onto the rear garden. As these views would be from ground floor level screened by the existing boundary treatment on all sides it is not considered to cause harmful overlooking to No.8 Ewhurst Close and No.5 and 7 Chalton Crescent to the rear.

7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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.

(v) Parking matters

7.12 The proposed works would increase the number of bedrooms from 3 to 5 therefore 3 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. As the original site provided 3 bedrooms and had no parking provision on site and the proposal here requires an additional 1 bedroom to meet the Parking Standards, a car parking survey was requested to show there is sufficient on street car parking within the vicinity to accommodate an additional 1 space. A car parking survey was provided over a two week period showing various free car parking spaces along Ewhurst during a variety of times. Therefore, it is

considered on balance there is sufficient car parking within the area to meet the increase in 1 car, complying with Policy DM13 of the Havant Borough Core Strategy (2011).

(vi) Tree matters

- 7.13 There is a tree belt located to the west side of the application site. The County Arboriculturist's commented on the application raising no objection due to there being no significant trees within this group and having an acceptable separation distance.

## 8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, parking, trees and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00248 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan and Block Plan - 24011 101C  
Proposed Elevations - 24011 501A  
Proposed Floor Plans - 24011 401B  
45 Degree Plans - 24011 402  
Transport Note and Parking Survey V2

**Reason:** - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 4 The proposed annexe hereby permitted shall be used only for purposes ancillary to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes or separate residential accommodation whatsoever.

**Reason:** In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.