
Site Address: 30 Wigan Crescent, Havant, PO9 3PP
Proposal:

Single storey rear extension and loft conversion to include rear dormer, 2no. skylights to front elevation, and hip to gable roof alterations.

Application Type:	Full Planning Permission		
Application No:	APP/22/00486	Expiry Date:	17/08/2022
Applicant:	Mrs Colwell		
Agent:	Mr Bessant	Case Officer:	Lewis Ford
	JB Architecture Design Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 30 Wigan Crescent, Havant, PO9 3PP. The locality is predominantly residential and the site, itself, includes a 1950s, 2.5 storey, 3-bedroom, semi-detached dwellinghouse. The dwellinghouse comprises traditional brick and tile construction with UPVC windows.

2 Planning History

HWU/00275 – PERM in May 1949 for erection of 206no. dwellings.

HWU/01138 – PERM in Oct 1950 for erection of 64no. houses at Wigan Crescent.

HWU/01803 – PERM in Apr 1952 for erection of 2no. pairs of houses at Wigan Crescent.

HWU/02011 – PERM in Sep 1952 for erection of 56no. houses at Wigan Crescent and Park Side.

3 Proposal

Single storey rear extension and loft conversion to include rear dormer, 2no. skylights to front elevation, and hip to gable roof alterations.

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor A Fairhurst - Bedhampton

No comments received.

Councillor D Guest - Bedhampton

No comments received.

Councillor M Inkster - Bedhampton

No comments received.

Portsmouth Water Company

The Portsmouth Water Catchment Management Team has reviewed this application from a groundwater quality protection perspective and have no subsequent adverse comments to make. This is due to the development's small nature and location within SPZ1c of the groundwater catchment.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 In having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Impact on the Source Protection Zone (SPZ)
- (v) Parking

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on the Character of the Area & Appropriateness of Design

7.3 The proposed development would comprise two parts as follows:

- (1) A single storey rear extension; and
- (2) A hip-to-gable roof extension with 1no. dormer on the rear roof slope, 2no. rooflights on the front roof slope, and 1no. window on the new gable wall.

Rear Extension

7.4 The proposed single storey rear extension would infill the area between the existing rear addition at No.30 (the site), and the existing single storey rear extension at No.32 (the neighbouring property to the south). The proposed rear extension would comprise a depth and width of approximately 3.9m and 3.8m respectively and would include a hipped roof with a maximum ridge height of approximately 3.5m. The proposed rear extension would extend beyond the existing rear addition at No.30 by approximately 2.1m, whilst being broadly flush with the existing single storey rear extension at No.32. Finally, the proposed rear extension would comprise brick walls, concrete tiles, a UPVC window along its western rear elevation, and UPVC double doors on its northern side elevation, to match the existing dwellinghouse.

7.5 The Havant Borough Design Guide SPD states that rear extensions should be smaller, modest, and subservient in comparison to the main dwellinghouse, and that such extensions should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing. The proposed rear extension is considered to be appropriate in terms of mass and bulk and, given the plot size, would not appear overbearing in the context of the site. As for materials, the proposed matching materials would be supported by the Design Guide SPD.

Roof Extension

- 7.6 The proposed hip-to-gable roof extension would facilitate a loft conversion which would – alongside the proposed rear dormer, 2no. front rooflights, and 1no. gable wall window – accommodate 2no. new bedrooms. As advised by the Design Guide SPD, roof works should not dominate the existing roof and proposed dormers should be set back from the front line of the wall below, and below the ridge line, of the existing roof. The proposed dormer is considered to be large and the roof extension, as a whole, would be visible from, and therefore have a visual impact on, the streetscene. However, in recognition that a similar proposal could be delivered under permitted development rights (PDR) [see Schedule 2, Part 1, Class B of the GPDO], and that similar roof extensions have been delivered within the locality [see Nos 16, 37 and 43 Wigan Crescent], it is considered that the proposal would not warrant refusal in this instance.
- 7.7 In terms of materials, the roof extension would include tiles and UPVC windows to match the existing dwellinghouse, along with dark brown “wood-effect” Marley Eternit weatherboard cladding, a single ply flat roof on the proposed rear dormer, and velux (or similar) rooflights on the front roof slope. It is considered that the proposed materials would be in keeping with the existing dwellinghouse and would broadly match the existing examples of roof extensions within the streetscene.

Summary

- 7.8 Moreover, the appearance, design and mass of the proposed development is deemed to be acceptable and appropriate in the context of the application site and its locality. As such, it is considered that the proposed development would not result in an adverse impact on the visual amenity of the area and, therefore, would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011

(iii) Impact on Neighbouring Properties

- 7.9 The Havant Borough Design Guide SPD states that householder developments:
- Should be no closer than 1m from neighbouring properties; and
 - Should be at least 8m from the rear boundary; and
 - Should be at least 20m from the rear neighbouring property; and
 - Should be at least 24m from the rear neighbouring property if storey change; and
 - Must not have an adverse impact on the amenity of neighbouring properties
- 7.10 The proposed development would be approximately 19m and 54m from the rear boundary and rear neighbouring property (No.46 Maylands Road) respectively which exceeds the SPD’s recommendations. In terms of the side neighbouring properties, the proposed rear extension would be flush with the southern side boundary. Although this does not accord with the SPD’s 1m recommendation, it is considered that, in this instance, the proposal would not warrant refusal given the number of properties in the locality who have built up to their side boundaries.
- 7.11 In terms of any potential impact on the amenity of neighbouring properties, the proposed southern side elevations would not include any new doors and/or windows, whilst the northern side elevation would include:
- Double doors on the proposed rear extension; and
 - 1no. window on the proposed new gable wall.

- 7.12 In terms of the former, it is not considered that the proposed double doors would increase overlooking and/or loss of privacy beyond existing levels. This is due to the existing boundary fence and the fenestration of the existing single storey extension at No.28 Wigan Crescent to the north. As for the latter, it has been agreed with the Applicant and Agent to include Planning Condition No.4 to ensure that the new side window on the gable wall is obscure glazed to prevent the overlooking and loss of privacy at No.28 Wigan Crescent to the north.
- 7.13 Consequently, it is considered that the proposed development would not result in an unacceptable impact on neighbouring properties – in terms of overshadowing, loss of light, overlooking, and/or loss of privacy - given the plot size, separation distances, existing boundary fencing and planting, and proposed planning conditions. As such, it is considered that the proposed development would not be contrary to the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that; no letters of objection have been received with respect to the proposed development; and a similar scheme could be delivered under permitted development rights (PDR).

(iv) Impact on the Source Protection Zone (SPZ)

- 7.14 The site is entirely within Source Protection Zone (SPZ) 1c in the Portsmouth Water Ground Catchment. The Portsmouth Water Catchment Management Team has reviewed the proposed development and has no subsequent adverse comments to make due to the small-scale nature of the proposal. As such, it is considered that the proposed development would not have an adverse impact on the Source Protection Zone (SPZ).

(v) Parking

- 7.15 The proposed development would result in the net increase of 2no. bedrooms to create a 5no. bedroom dwellinghouse. The Havant Borough Parking SPD, which supplements Policy DM13, states that the minimum vehicular parking requirements for a dwellinghouse with 4no. bedrooms or more is 3no. vehicular parking spaces.
- 7.16 The Applicant currently only utilises 1no. vehicular parking space within the front curtilage of the site. However, the submitted "Site & Location Plan" (Drg No: PL.593.22-01 REV A) shows that the site can accommodate 4no. vehicular tandem parking spaces (to the side of the existing dwellinghouse) with each measuring 2.4m by 4.8m as per the recommendations of the Parking SPD. Notwithstanding the above, it is acknowledged that a similar scheme could be delivered under permitted development rights (PDR) without the need to consider parking. In light of all the above, the impact on parking has not been considered further.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and recommended for approval subject to appropriate planning conditions.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00486 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:

Drg No: PL.593.22-01 REV B – Amended Site & Location Plan
(Published 19 August 2022)

Drg No: PL.593.22-02 REV A – Existing Floor Plans & Elevations
(Published 23 June 2022)

Drg No: PL.593.22-03 REV E – Amended Proposed Floor Plans & Elevations
(Published 01 September 2022)

Agent Email re Materials

(Published 15 August 2022)

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, to 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, the northern side window on the gable wall shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers or nearby properties and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.