
Site Address:	34 Pennant Hills, Havant, PO9 3JZ		
Proposal:	Demolition of existing garage. Erection of second storey on front elevation, part two storey and part single storey side elevation extensions.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00191	Expiry Date:	12/07/2024
Applicant:	Mr Kevin Fegan		
Agent:	Mr Paul Davey	Case Officer:	Joseph Toole
Ward:	Bedhampton		

Reason for Committee Consideration: At the request of Councillor Philippa Gray

HPS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 34 Pennant Hills, Havant, is a two storey detached property located to the south of Pennant Hills. The property comprises of brickwork, white cladding and concrete roof tiles. Vehicular access is from Pennant Hills with parking on the side driveway and within the existing garage.
- 1.2 The property is located within a residential area which is characterised by predominately two storey detached properties of similar design, however, differing properties are also found in the immediate vicinity, especially those that have been modified over the years.
- 1.3 The property is located on the road bend of the Pennant Hills access, being the first of the properties along the south side with no properties to the west. To the east of the property is no.33 Pennant Hills.

2 Planning History

APP/23/00820 - Demolition of double garage, construction of two storey side and first floor front extension. Application withdrawn prior to decision.

APP/23/00829 - Erection of 1No. 4bed house on land belonging to no 34 Pennant Hills. Application withdrawn prior to decision.

APP/24/00190 - Erection of 1No four bed dwelling. Application withdrawn prior to decision.

3 Proposal

- 3.1 The proposal would involve the demolition of the existing double garage, the construction of a two and single storey side extension with a garage on the ground floor on the eastern side and a first floor front extension with a gable end. There would be a new dropped kerb to allow for additional access which can be constructed without the need for formal planning permission.
- 3.2 A similar scheme under planning reference APP/23/00820 was previously applied for however, it was subsequently withdrawn. APP/23/00820 involved various works to no.34 including a two storey side extension which went up against the boundary with no.33 Pennant Hills. This proposal differs from APP/23/00820 with the proposed side extension further offset and being single storey closest to the shared boundary with no.33.

- 3.3 Under planning reference APP/24/00190 planning permission was also being sought for the erection of a 1No 4 bed dwellinghouse to the west side of no.34. This application has now been withdrawn.

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 Philippa Gray

Pennant Hills has its own unique character; it would be a shame to lose it through unsympathetic development. I would like APP/24/00191 to be called into planning committee.

Hampshire Highways

I refer to the consultation on the above planning application and would make the following comments.

The proposal relates to changes/extensions to an existing property which includes the provision of a new dropped kerb facility to serve 4 car parking spaces for the property numbered 34. The existing dropped kerb which previously served the garage and parking to number 34 is retained to provide access to the proposed property 34A (App/24/00190).

The proposed dropped kerb is located away from the junction of Pennant Hills and Portsdown Hill Road and the bend on Pennant Hills. Whilst HCC Highways Development Planning would have no objection in principle to the proposed dropped kerb to serve property number 34, the developer should be made aware that subject to any planning permission that may be granted by the Local Planning Authority, a subsequent permission will need to be granted by HCC as Highways Authority to undertake the dropped kerb works on the highway. Details of this procedure can be found via the following link: <https://www.hants.gov.uk/transport/parking/droppedkerbs> Subject to the above informative the Highway Authority would recommend -

No objection subject to following condition:

PARKING PROVISION

Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site car parking provision for the approved development.

In the event that the proposed adjoining development (App/24/00190) is not permitted but the new access to number 34 is approved and constructed then the existing dropped kerb currently serving the property shall be permanently stopped up and effectively closed with the footway reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason - In the interests of highway safety.

Officer Comment - Please see the planning considerations in relation to highway matters in section 7.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 17 objections

Councillors are reminded that all representations are available to view in full on the Council's website.

Please note as of the writing of this report the application is within a public consultation period in which new comments can be submitted. Any additional comments received after publication of this report which raise matters which have not been addressed within this report will be addressed in the Planning Committee Update Paper.

All third party representations have been considered within this application.

Summary of Comment	Officer Comment
Impact on character of the area	
Out of keeping with character of the area	<i>Please see Section 7.</i>
Terracing impact	<i>Please see Section 7.</i>
Overdevelopment of the site	<i>Please see Section 7.</i>
Further extension could be added over the proposed garage resulting in a loss of space between buildings	<i>The LPA can only consider what is before it and any future application submitted will be considered on its own merits.</i>
Will appear excessively large, dominant and cramped	<i>Please see Section 7.</i>
Highway, access and parking	
Concern with size of car parking spaces which could cause on street car	<i>In relation to all comments received in respect of highways matters, Hampshire Highways have commented on the</i>

parking Reduce adequate garage space. Congestion concerns – tightly packed street Concerns over visibility Garage too small for the parking of two vehicles Impact on my driveway due to displaced car parking Further pressure onto on-street car parking Additional parking by the entrance, on a blind corner, is likely to be dangerous Construction works will obstruct access Insufficient kerbside, garage too small Increased traffic flow, concern over pedestrian and cyclist safety Does not include a garage Would the Council consider the use of yellow lines and enforce them, to make the top of the road safe for pedestrians and drivers?	<i>application raising no objection for those reasons. In the absence of an objection from Hampshire Highways, these concerns are not considered to give grounds to refuse the application.</i> <i>The proposal does include a garage to the side of the property</i> <i>This is not a matter for the LPA, or a material planning consideration. Such request should be made to the Highways Authority at Hampshire County Council.</i>
Trees and ecology Loss of ecology and greenspace Removal of trees on site Not in accordance with Achieving Biodiversity Net Gain - no plans to rectify mature garden of trees, shrubs and bushes	<i>Please see Section 7.</i> <i>As this application is a Householder BNG is not required.</i>
Drainage Drainage concerns The site is located within the Source Protection Zone (SPZ1). Concerns regarding prevention of pollution during post construction must also be considered	<i>As this is a Householder application it is not considered to have an adverse impact on drainage. Portsmouth Water do not require consultation on householder applications within Source Protection Zones.</i>
Other matters Concerns over ongoing and proposed	<i>Whilst some degree of noise and general</i>

construction works causing disturbance to neighbours, noise, smell and fumes, impact on mental health	<i>disruption is inevitable when construction works take place, these are of a temporary nature and therefore cannot justify planning refusal.</i>
Low quality drawings, no overall dimensions	<i>The drawings have been drawn to scale and meet the national and local validation requirements.</i>
Strain on infrastructure and services	<i>The existing dwelling would remain a single family dwelling as a result of the proposed extensions and no additional dwelling is proposed. Therefore, there is no evidence before the LPA that the proposal would be a strain on infrastructure and services.</i>
Building materials on site	<i>This is not a material planning consideration</i>
Concern the removal of the garage would result in an application being submitted at a later date for a 1 dwellinghouse in this space.	<i>The LPA can only considered what is before it and any future application submitted will be considered on its own merits.</i>
Hedging on plans	<i>This is no planning control on the erection of hedging therefore this does not form part of the application.</i>
If the application is successful recommend a condition for a clause which removes any doubt about any future development of land to build another property	<i>A condition to this effect does not meet the statutory tests to be able to be applied, as any future application would in any event have to be considered on its own merits.</i>
Comments in relation to a separate application for a new dwelling APP/24/00190	<i>This application has been withdrawn.</i>
Will affect our property value	<i>This is not a material planning consideration.</i>
Insufficient public consultation	<i>The application has been publicised in accordance with the local and national consultation requirements. As such, letters have been sent to the nearby and adjacent residents in Pennant Hills and Portsdown Hill Road.</i>

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan and all other material considerations 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) Access and parking matters

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore the principle of the proposed development is considered acceptable subject to compliance with the relevant planning policies, including those safeguarding appropriate design, quality residential environment and residential amenity as well as highways safety, including car parking.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed external materials would include brickwork, cladding and concrete roof tiles to match the existing property. This would be in keeping with the main dwellinghouse and the character of the area and therefore is considered acceptable.

7.4 The proposed works would be visible from the street scene. The proposed first floor front extension would extend out over the existing flat roofed front area. Whilst the proposed front extension would be visible from the street scene, it is not considered to have an adverse impact upon the character of the area to warrant a reason for refusal. This is because the proposed front extension would not extend out any further than the existing front wall and thus would not extend out beyond the building line established within Pennant Hills. Furthermore, the proposed first floor front extension would be similar to the one found at the adjacent property at no.33 Pennant Hills and others within the street scene. Therefore, it is considered that the proposed first floor front extension would integrate well with the surrounding streetscene without causing an adverse impact on the character of the area.

7.5 The proposed side extension, on the eastern side adjacent to no.33, would be used as a garage and a family room on the ground floor, and part of a front bedroom and rear bedroom on the first floor. The Havant Borough Design Guide SPD states that side extensions should remain subservient to the main building so it can be seen which part of the building is the original and which is a later addition. Officers consider that, due to the size of the proposed side extension, it would not dominate the main dwellinghouse, and it would be seen as a later addition to the dwelling, therefore resulting in a subservient addition in compliance with the requirements of the Council's Design SPD.

7.6 Whilst the proposed side extension would not be set back from main building line or below the ridge of the main dwellinghouse, in this case, this would not be desirable as it would introduce a different roof height which would distort the visual balance and symmetry of the resultant dwelling. In light of the fact that the existing design of the dwelling involves an irregular front building line and the proposed extension would not breach the established building line of the immediate streetscene, it is considered that the resultant building line of the dwelling would integrate well with its surroundings and is therefore considered acceptable.

7.7 Furthermore, due to the location of the proposed extension in relation to the common boundaries of the application site, it would respect the established pattern of building gaps within the nearby street scene. It is also noted that there are examples within Pennant Hills of two storey properties having narrower separation distances than the one

proposed at the application site. The proposed side extension is not considered to create a 'terracing effect' within Pennant Hills due to its single storey design closest to no.33, and as such would not have an adverse impact on the street scene. This would comply with the Havant Borough Design Guide in terms of respecting the pattern of development within the area.

- 7.8 An apple tree and other shrubs/vegetation have been cleared from site to facilitate this development. These were not covered by a TPO and therefore the LPA has no control over these trees and they could be trimmed, reduced or removed without the need for the LPA consent. The loss of this landscaped space is not dissimilar to other properties within the immediate area, and thus is not considered to be a reason to resist the proposal.
- 7.9 In light of the above assessment, 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) and the Havant Borough Design Guide SPD. 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

- 7.10 In terms of impact on the residential amenities of the adjacent neighbours, specifically, light, outlook and privacy, the proposed front extension is considered not to have an adverse impact on the neighbouring properties opposite, due to the extension facing the highway and front gardens. The front extension would be located a sufficient distance away from those nearest residential properties not to cause any detrimental impacts, in terms of a loss of light, outlook or privacy.
- 7.11 On the east side, facing no.33 Pennant Hills, the proposed side extension would extend alongside the shared boundary. The single storey extension would have a separation distance of approximately 1 metre from the shared boundary, and the two storey extension would have a separation distance of approximately 4 metres. Due to the separation distance from the side wall of no.33 to the extension being a maximum of 4.2 metres and a minimum of 2 metres, and being partly single storey, the proposed side extension would create an acceptable relationship with no.33, in terms of impact on outlook and lighting. The application does not propose windows within the side wall of the side extension facing no. 33 and it is also noted that there are no side windows at no.33 facing the application site. Therefore, it is considered that the proposed extension would not create an adverse impact upon the neighbouring occupiers of no. 33 in terms of overlooking, being overbearing or resulting in a harmful loss of light.
- 7.12 To the rear, there would be bi-folding doors on the ground floor of the side extension facing into the rear garden. These views would be similar to those already established on site and would be partly screened by the existing boundary treatment, and thus not considered to cause harmful overlooking of no.33. At first floor level, there would be a rear bedroom window facing out over Portsdown Hill Road. Due to its placement, it would provide some views onto the rear garden of no.33. However, these views would be at an oblique angle, which is not uncommon in a built-up area and would not be materially different to the current views on site. It is noted that no objection has been received from no. 33. Therefore, the proposed extension is considered to be acceptable, in terms of privacy of no.33. Furthermore, due to the separation distances from the properties to the south, the proposed extension is not considered to have an adverse impact in terms of overlooking, overbearing or loss of light and outlook.
- 7.13 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and would have acceptable impact on the properties immediately adjacent to the application site and the properties opposite and to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Access and parking matters

- 7.14 A new access is proposed to be created into the application site, involving a dropped kerb to allow for vehicles to park on site. Hampshire Highways, as the Local Highway Authority, commented on the application raising no objection subject to the following condition - *before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter*. This condition has been recommended, with a further proviso removing permitted development rights for the conversion of the garage to ensure that it remains available for the parking of vehicles.
- 7.15 The proposal would continue to provide 4 bedrooms, therefore 3 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. The submitted Parking Plan demonstrates that 4 car parking spaces can be provided on site, including 2 spaces on the driveway and 2 spaces within the proposed garage as per the dimensions outlined in the Parking Standards SPD. The Highways Authority have also advised that following the construction of the new access to no. 34, the existing dropped kerb currently serving the property should be permanently stopped up and effectively closed with the footway reinstated, in accordance with details which have been submitted to and approved by the Planning Authority, and again this condition has been recommended in the interests of highway safety.
- 7.16 In light of the above, the new access and parking arrangements proposed are considered to meet the requirements of Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011.

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, access, parking and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval, subject to conditions, as set out below.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00191 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
Block Plan
Proposed Floor Plans and Elevations - REV A
Proposed Elevations - REV A
Parking Plan

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 The development hereby approved shall not be brought into use until 4No. car parking spaces have been laid out and provided for the parking of vehicles in accordance with the approved Parking Plan. These spaces shall thereafter be reserved for such purposes at all times, and notwithstanding the provisions of any Town and Country Planning (Permitted Development) Order, no part of the garage hereby approved shall be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure adequate on-site car parking provision for the approved development in accordance with the Havant Borough Parking Standards SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011.

- 5 Following the construction of the new access to no. 34 as shown on the approved Parking Plan, the existing dropped kerb serving the property shall be permanently stopped up and effectively closed with the footway reinstated, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Appendices:

- (A) Location Plan
- (B) Block Plan
- (C) Floor Plans and Front Elevation
- (D) Side and Rear Elevations
- (E) Parking & Dropped Kerb Plan