
Site Address:	29 Daffodil Way, Havant, PO9 2FA		
Proposal:	Erection of a crown roof single storey extension on the north elevation of the property.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00107	Expiry Date:	08/04/2024
Applicant:	Mr D Montgomery		
Agent:	Mr G Roles	Case Officer:	Josephine Lacey
	DWC Architecture		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

29 Daffodil Way, Havant, is a two storey dwelling with habitable loft space located on a corner plot of the estate. The elevations are brick with a pitched roof. There is a small dormer window location on the north side of the front elevation within the roof and two roof lights adjacent. There is a small porch roof above the front door. There are two first floor windows on the front elevation and a ground floor window. On the north side elevation, there is a first floor window and a second floor window. To the rear are patio doors, two first floor windows and a roof light. The garden wall borders the public realm to the north, and extends round to a garage at the rear adjacent no.27 Daffodil Way. Between the rear garden wall to the north and the public realm is soft landscaping, with a hedge and a grass area extending round to the front elevation. The neighbouring houses are mostly of similar mass and lay out and are constructed with similar materials.

2 Planning History

APP/14/00775 - Discharge of Conditions 24, 26 and 27 of Planning Permission
APP/12/01222 (Part B - Outline permission for Copseys Nursery site),
SPL,17/10/2014

APP/14/00986 - Discharge of Condition Nos. 8 and 26 of Full Planning Application
APP/12/01222 (A) and Condition Nos. 10 and 28 of Outline Planning Permission
APP/12/01222 (B)., PERM,31/03/2015

APP/14/01284 - Discharge of Condition No/s: (Manor Farm) (A) 19, 21, 23; (Copsey's Nursery) (B) 4, 5, 6, 7, 9, 16, 17, 22, 24 of Planning Permission APP/12/01222,
PERM,31/03/2015

APP/15/00746 - Discharge of Condition No/s 24, 29 and 30 of Planning Permission
APP/12/01222 for the outline application for Copseys Nursery for the erection of 100 dwellings with 65 open market units comprising 9No 5 bed, 22No 4 bed, 27No 3 bed and 7No 2 bed houses and 35 affordable units comprising 5No 4 bed, 19No 3 bed and 11No 2 bed houses, public open space, allotments, farmers/vegetable market building and car park. , SPL,10/11/2015

APP/15/00999 - Discharge of Condition Nos. 2, 3, 4, 5, 7, 8, 9, 14, 15, 17, 22, 23 and 24 of Planning Permission APP/14/00767 for erection of 35No. dwellings, comprising 6No. 2 bed, 11No. 3 bed and 18No. 4 bed houses, community building and allotments with associated access, parking, landscaping, open space and works.),
SPL,03/12/2015

3 Proposal

Erection of a crown roof single storey extension on the north elevation of the property.

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
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Councillor Gillian Harris

No comment received.

Councillor Imogen Payter

No comment received.

Councillor Phil Munday - St Faiths

No comment received.

Hampshire Highways

This property is at the end of a private road so vehicle speeds are likely to be low. The visibility of approaching vehicles is not likely to be significantly reduced from the current position because of the presence of a hedge.

Therefore I confirm the Highway Authority have no objection to this proposal.

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: 2

Statutory advertisement: 02/05/2024

Number of representations received: 4

Comment	Officer Comment
[redacted]i have no objections to the planning purpose. It is not going to affect anybody's views, access, sunlight or will it impose on any other property within the area.	Noted.
[redacted] where the extension has been applied for, I have been informed and directed totally throughout even before permission was applied. Families extend and a fair fee of us would rather make a little bigger than leave where we and our children love and know!! This application doesn't not give me no cause for concern with view, look or obstruction. A big part of this is residents and visitors stick to the 10mph limit instead of speeding and having to use the other side of the road to maintain speed then that's the biggest issue not a corner property asking to extend so their family can grow and live in comfort L!!	Noted.
The safety of this blind corner needs to be addressed and having a further obstruction isn't going to help. Firstly this corner is directly opposite the children's play park, unfortunately children don't stick to the paths and regularly cross at this point . In fact today they were playing ball right on this corner as they do regularly Secondly referring to the letter that there are no concerns of vision problems as there's an existing hedge . That said hedge cannot be compared as it's currently not even 3 foot and is not half the distance from the where the preposed brickwork would be . It also mentions the low speed limit- this is not enforced, particularly along the straight up to the stide centre speeds are regularly exceed, this is seen as an issue with local residents.	See Hampshire Highways consultation response; they have not objected to the proposal.

Thirdly again child safety - this corner has recently had a close call with a child , in fact If you look at the lamppost that the planning application has been applied local residents have put up a sign warning to remind drivers of there speed where the incident happened. This lamppost is directly opposite this corner on daffodil way	
I think this is a great idea and will provide much benefit to the applicant whilst causing little to no impact on the surrounding community in terms of light/ visibility/ views etc. The proposed structure isn't far enough forward to cause any line of sight issues rounding the corner especially if people are travelling at an acceptable speed and not cutting the corner. If anything were to be an issue here it would be the existing bush blocking vision however if drivers approach with caution and adhere to signs (some of which have been provided by the applicant themselves at their own cost) this really is not an issue either. In addition to this there are only 12 houses down this dead end road so it is a quiet road with very little road traffic. I think that if there were to be any issues raised on this of child safety because of the locality to a play park it should be on the parents of the children to have some common sense and ensure their children are not playing in the privately owned road (especially on a corner) to begin with. There is ample space in the play park and a substantial field adjacent that can be used for recreational purposes so this really can't be classed as an issue. I fully support this proposal and think that any objections to it would be extremely hard to justify by anyone who follows the existing rules/ signage.	Noted. Noted. Noted.

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 proposal is for a single storey side extension, which would be in place of much of the soft landscaping which currently exists to the north of the dwellinghouse. In order to ensure that the proposal would be in keeping with the surrounding area, several revisions were completed and reviewed. Initially, a flat roof design was proposed and was not favourable due to the prominent position in the street scene, conflict with the Havant Borough Council Design SPD, and the fact that there are no existing flat roofed visible extensions within the estate. Following this, a pitched roof design was proposed, though following a site visit to the property, it was determined that the pitched roof would be too visually dominant within the street scene.

7.4 Upon an officers' site visit, it was noted that there were a range of pitched and hipped extensions and garages throughout the estate. Following negotiations, the applicant submitted a hipped roof design, which was then considered the most in keeping and least visually harmful option for the roof. In terms of the size of the extension, the line of the side boundary wall would be followed to lead to the north elevation of the side extension. The front elevation of the side extension would be set back from the remainder of the front elevation. The height is considered acceptable though would require the first floor window within the north elevation to be reduced in height and lengthened instead. This proposal is now considered appropriate in this context and the plans have been revised and agreed to be in keeping with the main dwelling and street scene. Though the development is in a prominent position, this design is deemed sensitive and acceptable.

7.5 It is noted that some soft landscaping will be lost as a result of the proposal, though it has been agreed with the applicant that a hedge will be implemented of the same type as what is existing, with 5 whips per metre at a width of 0.5m. A condition to require this has been applied to the permission.

7.6 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

- 7.7 To the south is no.31 Daffodil Way. The proposal would not be visible from this property and there would not be any significant risk of loss of light, outlook or privacy to this neighbouring dwelling, and it is not considered overbearing.
- 7.8 To the east is no.27 Daffodil Way. The proposal would be approximately 17m from the front elevation of this dwelling which is to the rear of the application site. It is considered that due to this distance and the general setting, there would not likely be any significant risk of loss of light, outlook or privacy to this neighbouring dwelling, and it is not considered overbearing.
- 7.9 To the north are no.24 and no.22 Daffodil Way. These properties would be opposite the side wall of the proposal. In between these properties and the proposal is the highway. There are no windows in the elevation facing these properties. It is not considered that the proposal would cause any loss of light, outlook or privacy to these neighbouring dwellings.

(iv) Highways

- 7.10 Hampshire Highways were consulted on the application to check that visibility would not be impacted as a result of the proposal. They raised no objection to the development.
- 7.11 Consequently, it is considered that the proposal would not adversely impact highway safety.

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, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00107 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:

02 Apr 2024	DWC-SP03-01-DR-A-0010-B	SITE & BLOCK
PLAN		
30 Apr 2024	24001-DWC-SP04-01-DR-A-0010-B	
	REVISED PLANS AND ELEVATIONS	
12 Feb 2024		LOCATION 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 Prior to the occupation of the extension hereby permitted, details of planting adjacent the northern boundary shall be submitted to and approved in writing by the Local Planning Authority. Such approved planting shall be completed prior to the first occupation of the extension hereby permitted, or within the first planting season thereafter.

All such planting shall be maintained to encourage its establishment for a minimum of five years following contractual practical completion of the development. Any planting which is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective within this period shall be replaced before the end of the next planting season.

Reason: To ensure an appropriate standard of visual amenity in the local area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.