
Site Address: 501 Dunsbury Way, Havant, PO9 5BE
Proposal: Two storey side extension (replacing existing single storey side extension), to provide an annex.
Application Type: Full Planning Permission
Application No: APP/22/00138 Expiry Date: 22/06/2022
Applicant: Mr Pennington
Agent: Mr Walker Case Officer: Selina Donophy
Parkers Design
Ward: Warren Park

Recommendation: **REFUSE PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the west side of Dunsbury Way, Havant on a corner plot location where Dunsbury Way meets Middle Park Way. This property has a hipped, tiled roof with render to the elevations. To the side is a single storey extension and there are single storey extensions to the rear also. To the side of the property is a wall with a gate providing access to parking at the rear of the site. The area is predominantly residential in character.

2 Planning History

99/63419/001 - Single storey side extension to provide disabled person facilities and 2m high wall on north boundary (revised application), PERM,17/03/1999
98/63419/000 - Single storey side extension to provide disabled person facilities and 2m wall on the north boundary., REF,05/01/1999
06/63419/002 - Rear conservatory., PERM,16/01/2007

3 Proposal

Two storey side extension (replacing existing single storey side extension), to provide an annex.

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

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

5 Statutory and Non Statutory Consultations

Councillor Beryl Francis

No comment

Councillor Tony Denton

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Use as an annexe
- (iv) Effect on neighbouring properties
- (v) CIL
- (vi) Parking

- (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 This proposal comprises a two storey side and rear extension. The applicant has stated in the description that the existing single storey extension would be rebuilt with the first floor above. This proposal has been amended following its initial submission

following case officer concerns raised in regards to the proximity to the side boundary , mass and bulk and overall impact on the character of the area . The first floor has now been set in from the ground floor side wall by approximately 80cms and the rear gable roof has been hipped back.

- 7.4 This proposed two storey extension would have a width of approximately 2.8 metres with a hipped roof and ridge line set below the main roof. There would be a slight set back of the front elevation behind the front elevation of the main dwelling. The first floor would be set in from the ground floor to the side and would project beyond the rear elevation wall at first floor level by approximately 3.1 metres with a hipped roof. The space would create an annexe /separate living accomodation as discussed in more detail in the section below. The ground floor is currently in use as a large bedroom which is now proposed as a living area. A stairwell would be added leading up to a bedroom towards the front and a bathroom towards the rear. Both of these rooms would be served by windows to the sides and windows to the front and rear elevations. Proposed materials would match existing.
- 7.5 The application site is located on a corner plot location in a prominent position in the street adjacent to a reasonably busy junction. On the other side of the road is the Swallow pub which is sited at an angle to the road and set back from the highways on both sides , separated by areas of hard standing. On the opposite side of Middle Park Way properties are separated from the road by front gardens . The pattern of development in the immediate area is therefore considered to consist of properties set back from the highway with some exceptions further west up Middle Park Way however these are located in less prominent siting. The extending of the property at first floor level is considered to be highly visible from both ends of Middle Park Way as the building line would step out within close proximity to the side curtilage of the site adjacent to the junction where Dunsbury Way meets Middle Park Way. This proposal is therefore judged to reduce the open character of the streetscene , with the two storey wall extending by approximately 10 metres in total depth adjacent to the highway.
- 7.6 The extensions as proposed are also considered to result in a cluttered appearance when viewed from the rear elevation with a mixture of depths, roof designs and roof pitches which would be highly visible from the public realm . The resulting footprint would be much larger than the footprint of the host property in its original form, and that of other dwellings in the vicinity which have not extended to the extent of the application site. Whilst the site would retain a reasonable garden area, it is considered that the proposals would result in an unbalanced relationship and additional mass and bulk to the host dwelling .
- 7.7 Policy CS16 of the Havant Local Plan states that new developments should :

Policy CS16 High Quality Design Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax.

All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
- c) Uses the characteristics of the locality to help inform the design of the new*

development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

The National Planning Policy Framework also gives the following guidance :

130. Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.....

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

- 7.8 Whilst it is noted the proposed use as an annexe is one that could be supported in principle (see (iii) below), it is nonetheless considered that this should be provided without resulting in harm to the character of the area. In this instance it is judged that significant harm would occur due to the disruption of the pattern of development in the immediate streetscene with the loss of space to the boundary and the mass and bulk of the extensions when viewed from the side and rear. The proposal is therefore contrary to the Borough Design Guide SPD 2011, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

(iii) Use as an annexe

- 7.9 The proposed use of this annexe would be for disabled people as the applicants have stipulated in their supporting statement that they are part of the Shared Lives Scheme which is run through Hampshire County Council. The entrance to the annexe would be via a shared porch and separate front door, there would be a link through to the main dwelling via a door to the utility room at ground floor level. At first floor level the annexe and main dwelling would have no linkage. The proposed use of the extension for those with disabilities is supported in principle as reflective of the objectives set out in Paragraph 62 of the NPPF, and it is considered the use of the extension as an annexe would be acceptable subject to a condition restricting its use as the extension would lack suitable amenity space to be used as a separate dwelling in the future.

(iv) Effect on neighbouring properties

- 7.10 To the rear (west) of the site is no 302 Middle Park Way. There is approximately 13 metres separation distance between the rear elevation and the shared boundary and this relationship is not considered to be harmful with any additional views only offered across the front garden area of no 302, with this window also serving a bathroom. To the north, separated by Middle Park Way are nos 317 - 323 - the separation distance would be approximately 24 metres which would mitigate against any potential overbearing or overlooking impact. To the south is the attached property, no 499 - the extension would be located on the side away from the shared boundary and would not result in any overlooking or overshadowing to this dwelling. To the east is the pub which is not deemed to be impacted by this proposal.

7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) CIL

7.12 The annexe would be attached to the main dwelling, the additional floorspace also would not exceed 100m² and this is therefore not CIL liable.

(vi) Parking

7.13 The bedroom number on site would not be increasing and therefore no further parking allocation is required.

8 Conclusion

8.1 The proposed use of the extension as an annexe is one that can be supported in principle, and the proposals would not have any direct adverse effects on neighbouring properties. Notwithstanding this, when having regard to the scale, siting and design of the proposal it is considered that significant harm would occur to the character and visual amenities of the area due to the disruption of the pattern of development in the immediate streetscene with the loss of space to the boundary and the mass and bulk of the extensions when viewed from the side and rear. The proposals are therefore not considered to be appropriate and are recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/22/00138 for the following reasons

- 1 The proposed development, incorporating a 10 metre length of wall at two storey height, would result in unacceptable building bulk within close proximity of the boundary, contrary to the surrounding pattern of development and reducing the open character of the streetscene at this point. The proposed extension is considered to appear cramped and out of keeping with the host dwelling, resulting in an incongruous design with a mixture of roof styles, pitches and depths, extending to almost the full width of the plot. The property is sited in a prominent position on a corner plot location and subsequently this bulky and incongruous development would be highly visible within the streetscene. The proposal is thereby contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.