
Site Address: 37 Great Copse Drive, Havant, PO9 5BZ
Proposal: A front single storey extension although this is actually used as a rear elevation on this street.
Application Type: Full Planning Permission
Application No: APP/23/00977 Expiry Date: 01/01/2024
Applicant: Mr Ainsley
Agent: Mr Potter Case Officer: Denise Sheath
James Potter Associates Ltd.
Ward: Warren Park

Recommendation: **REFUSE PERMISSION**

1 Site Description

37 Great Copse Drive is a two storey semi-detached dwelling situated centrally and to the west side of the cul-de-sac. The dwellinghouse is constructed of facing brickwork with hung tiles to the front first floor elevation and a beige brick porch fronting Great Copse Drive. The site is level, and the front is accessed by a footpath with vehicular access to the rear from Marvic Court. The property has adequate amenity space to the front, which is laid to lawn with a path leading to the front entrance door. The boundary treatment to the front consists of 1m brick wall. The area to the rear of the property is small compared to the front amenity space. The rear boundary treatment consists of an approximate 2m high brick wall with a hardsurfaced area leading to the garage entrance.

2 Planning History

None relevant.

3 Proposal

A front single storey extension although this is actually used as a rear elevation on this street.

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

Not required

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 Following the demolition of the existing front porch area located to the north eastern front elevation, the proposed extension would have a depth of 4.5m (3m greater depth than existing porch), span the width of the property 10.7m, with a depth of 3m attaching to the existing front southern side of the garage. The proposed roof is a shallow hipped design with an eaves height of approximately 3m with a maximum height of approximately 3.5m. The hipped roof design of the proposed extension would also incorporate the replacement of the existing flat roof of the attached side garage. The proposed materials include facebrick and roof tiles to match the existing property. These materials are considered to be in keeping with the context of the main dwellinghouse and the character of the area.

7.4 The application site is situated centrally to the western side of the cul-de-sac part of Great Copse Drive. The proposed front extension would be visible from the public realm to the front footpath with the roof alteration to the garage partially visible from the rear public realm of Marvic Court. The proposed extension would be located to the front of the property which would result in a fairly significant increase to the original footprint of the property. Although the design and appearance of the proposal is deemed appropriate in context to the main building it would disrupt and be out of keeping with the uniformity of the streetscene and frontages within this cul-de-sac area of Great Copse Drive.

- 7.5 Policy CS16 of the Havant Borough Local Plan (Core Strategy), requires, amongst other matters, that the design of proposals, responds to and draws inspiration from and respects the local context. The Havant Borough Design guide states that Front extensions should not protrude too far forward from the main building, or be prominent in the street and should respect the common building line. Front extensions are therefore most appropriate where the building is set well back from the street, where there is a staggered building line, or in isolated countryside locations
- 7.6 In accordance with the policy position above it is considered that the proposed front extension due to its design and form would result in an overly dominant feature in the street scene. It is important to note that the properties along this north western section of Great Copse Drive (Nos. 33-43) are generally similar in design and appearance. The current proposal would be overly dominant and would be an incongruous and the most prominent feature on the dwelling when viewed from public vantage points. It is considered that the addition would have a harmful impact and change the visual appearance and character of the streetscene. It is therefore considered that the proposal would be contrary to the requirements of Policy CS16 of the HBLP (Core Strategy) and Havant Borough Design Guide SPD. It is considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 Whilst the proposed extension is clearly visible from neighbouring properties located directly to the front of the application site, it is considered that there would be no direct adverse impacts on these properties as a result of the development.
- 7.8 The proposed extension and roof alteration to the garage is not considered to have a harmful impact upon the neighbouring property to the south No.35 Great Copse Drive in terms of overlooking, loss of privacy, loss of light or loss of outlook. There are no windows proposed to the side elevation of the proposed extension. No.35 is link attached to No.37 by the single storey garages along the shared boundary. The depth of the proposal would overshadow onto the garage front facing elevation and not onto windows which are used as primary living areas. It is therefore considered the impact from the proposal upon this neighbouring property would be minimal and acceptable.
- 7.9 The proposed extension and roof alteration to the garage is not considered to have a harmful impact upon the neighbouring property to the north No.39 Great Copse Drive in terms of overlooking, loss of privacy, loss of light or loss of outlook. There are no windows proposed to the side elevation of the proposed extension facing No. 39. No.39 is the adjoining half of the semi detached property link to No.37. The depth of the proposal would create overshadowing onto the front porch. This neighbouring porch area does not have any front facing windows. It is not considered that the overshadowing would protrude onto the ground floor window which is used as a primary living area. It is therefore considered the impact from the proposal upon this neighbouring property would be relatively limited and acceptable.
- 7.10 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.

8 **Conclusion**

- 8.1 In conclusion the proposal would be an incongruous and prominent feature in addition to significantly harming the character, appearance and visual amenity of the street scene. The proposal would therefore be contrary to Policy CS16 of the Havant Borough Local plan (Core Strategy) 2011 and the Havant Borough Design Guide Supplementary Planning Document 2011. It is therefore recommended that the proposal be refused.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **REFUSE PERMISSION** for application APP/23/00977 for the following reason

- 1 The proposal would by reason of its siting and design result in an incongruous and prominent feature and have a significantly detrimental impact on the character and appearance of the locality and the visual amenity of the street scene. It is considered that if this proposal were to be permitted it would set an undesirable precedent for further similar proposals which cumulatively would further significantly harm the character and appearance of the frontages of Great Copse Drive. As a result, the proposal would be contrary to Policy CS16 of the Havant Borough Core Strategy (2011), the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.