
Site Address:	4 Queen Annes Drive, Havant, PO9 3PG		
Proposal:	Loft conversion, rear two storey and part one storey extension, new patio more than 300mm from adjacent ground level.		
Application No:	APP/23/00961	Expiry Date:	27/12/2023
Applicant:	Mr Sodeau		
Agent:	Mr A Brown	Case Officer:	Tina Pickup
	Dwell Design		
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site relates to a two storey semi detached dwelling located on the north side of Queen Anne's Drive, at its junction with Roman Way. It is an unusual siting and layout in that the side of the application dwelling is effectively attached to the rear of number 1A Roman Way and each have principal elevations facing different road frontages. The application site, number 4, has recently part implemented APP/22/00555 and now has a new single storey front extension with entrance porch fronting Queen Anne's Drive behind a low wall with evergreen hedge.
- 1.2 As a result of recent works the materials used now include some wooden cladding at first floor above cream painted render, all beneath a hipped, dark tiled roof, including a chimney on the rear roof slope. Solar panels have recently been added to the front roof slope. Vehicular access is taken at the western end of the site, adjacent number 6, where there is a small garage and hard standing for the parking of about 2 cars.
- 1.3 To the rear, there is a separation of some 5.5m to the northern boundary which in turn comprises the side boundary with number 1 Roman Way. The land slopes slightly up to the north, such that number 1 is set slightly higher than the application dwelling. This property is detached and has a galley kitchen with main kitchen window over its sink in this southern elevation facing the application site.
- 1.4 The attached dwelling, number 1A fronts Roman Way, and as such the rear of its single storey attached garage forms the north eastern boundary of the application site. Number 1A also projects further south than the principal elevation of the application site, such that its rear elevation forms a flank wall partially enclosing the sites front garden area.
- 1.5 The site is also opposite the vehicular access into the car park of St Nicholas' Church. Otherwise the area is characterised by traditional detached two storey dwellings.
- 1.6 The single storey rear extension approved under APP/22/00555 has not been constructed - but this is now part of an extant permission by virtue of the implementation of the approved front extension that formed part of that application.

2 Planning History

APP/22/00555 - Erection of single storey rear extension, single storey front extension and raised patio to rear, PERM,06/02/2023
APP/23/00447 - Non Material Change to APP/22/00555 to allow for revision of the porch and ground floor extension roof., PERM,11/07/2023

3 Proposal

- 3.1 Loft conversion, rear two storey and part one storey extension, new patio more than 300mm from adjacent ground level.
- 3.2 The proposal would result in a rear single storey extension with part two storey extension above, together with a loft conversion. The ground floor element would measure 9.5 m wide x 4m deep with first floor element above being 6.3 m wide and 4m deep. The ground floor section would have an eaves height of 2.4m with pitched, partially glazed roof above. The two storey section would have an eaves height of 4.9m with hipped roof above having a maximum height of 7m. As a result the two storey development would be sited within 1m of the shared boundary with number 1 Roman Way.
- 3.3 A roof light is shown in the new first floor rear/north roof slope with two in the original rear roof slope and one in the front roof slope serving the loft conversion. The internal cill height of these roof light windows is unknown. In addition an extended patio area to the west of the ground floor extension is proposed - this would be nominally ground level but due to the gradual slope of the site would in part be higher than 300mm requiring permission.

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)
DM10 (Pollution)
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

Plan provided of approximate position of public foul sewer within site (appears to stop at roadside and become a private sewer at western end under garage)

225mm diam gravity sewer requires 3m clearance
no new development or tree planting within 3m
no soakaways, swales, ponds, watercourses etc within 5m
all infrastructure should be protected during construction
if any other sewer found during construction then an investigation will be required

Formal application required for any new connection to the public foul sewer
where surface water being discharged to the network should follow part H3 of Building

Regs and encourage reuse.

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

Comment	Officer Comment
None 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) Effect on neighbouring properties
- (iv) 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.

7.3 The first floor element was previously originally proposed under APP/22/00555 but negotiated out as it was considered to have an unacceptable adverse enclosing and overbearing impact on the amenity of the occupiers of number 1 Roman Way. APP/22/0055 was therefore amended and only approved single storey front and rear extensions. This revised application again seeks the same first floor element.

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

7.4 The development proposed is all at the rear of the site and would largely be screened by the existing main house from Queen Anne's Drive itself - only oblique views of the west elevation would be possible from the south-west. However from Roman Way to the east, the first floor element would be visible above the single storey garage of 1A Roman Way, albeit recessed behind it. The first floor extension with hipped roof above would largely infill the skyline gap between 1A and 1 Roman Way.

7.5 This skyline gap above 1A's garage is considered important in contributing to the spatial characteristics of the area. Roman Way is generally characterised by relatively evenly spaced semi-detached dwellings all having hipped roofs - the gaps between the roofs provide a spatial separation between properties that is a feature of the area. Whilst the layout and relationship of the application site, 1A and 1 Roman Way is unusual, and 1 Roman Way has a half hip end, nevertheless the existing separation at first floor level between 1A and 1 Roman Way is considered to provide an important gap contributing to the spacious setting of the street scene. The proposed first floor element of the

development and roof, despite being set back, would still result in this gap and skyline being largely infilled and therefore the spacious setting lost. It would be tantamount to a terracing effect.

- 7.6 Policy CS16 of the Havant Borough Core Strategy requires development to be of a high standard that respects its local context and clause 1. c) notes that characteristics of the locality, including heights, massing, building lines, plot widths etc should inform design. The adopted Borough Design Guide, at paragraph 5.38 specifically refers to gaps between dwellings and notes they are important to be retained:

"5.38 It is important that gaps are retained between buildings. This helps form the pattern of development in an area, which in turn influences local character. Therefore, side extensions which have a negative effect on the gap between buildings should be resisted. This is particularly important for two storey extensions, which can also cause adverse effects on neighbouring properties, such as overshadowing. In general, the extension should not be closer than two metres from the boundary with neighbouring properties."

- 7.7 It is considered that the proposed two storey extension would infill a valuable gap between dwellings which would have an adverse effect on the spacious setting of both 1 and 1A Roman Way, harmful to the visual amenity of the street scene and character of the area. This is considered to be contrary to policy CS16 of the HBLP (Core Strategy) and the Borough Design Guide.

(iii) Effect on neighbouring properties

- 7.8 The proposed two storey rear extension would be sited within 1m of the boundary with 1A Roman Way and the side elevation of this dwelling is also set only about 1m from the boundary, resulting in an elevation to elevation separation of just 2m. The two storey mass and bulk proposed would extend 6.3m wide and 4.9m high (to eaves) immediately outside the kitchen windows of number 1 Roman Way. Being due south of number 1 this would further restrict light available to these windows and room, and result in a very compromised outlook onto a 4.9m high wall.

- 7.9 The kitchen of number 1 Roman Way is a long galley room running along the southern wall, that links to a rear conservatory and dining space. It does have alternative windows and door opening at its western end, but despite this, due to its length, the eastern end of the room is quite dark. There are two windows in the south elevation, one small at the eastern end and one larger more centrally over the kitchen sink. These already have a compromised outlook over a close boarded fence and the existing 6.5m gap to the rear two storey elevation of the application dwelling. It is considered that the proposed development would further compromise the light available to, and outlook from these windows.

- 7.10 It is considered that these affected kitchen windows constitute main habitable windows and light to these windows and their outlook should be protected in accordance with Policy CS16 clause 1 e). and policy DM10 of Core Strategy. The Borough Design Guide, at paragraphs 5.07 to 5.09 considers light to buildings and suggests that acceptable light can be achieved when a 25 degree vertical line from a point 2m above the ground on the facing external facade is drawn, resulting in a 10m separation. Paragraph 5.09 specifically looks at assessing this and indicates that if none of the proposed building falls within the horizontal 25 degree line then there would be potential for good daylight. This 25 degree line has not been provided on the submitted plans, but was when dealing with APP/22/00555 for the single storey version - Drawing number pl 05 rev f from that case demonstrated that the single storey version did not breach the 25 degree line. But applying the same 25 degree line to the two storey development currently proposed would clearly show a breach and harmful impact on the amount of daylight available to the affected kitchen windows of 1 Roman Way.

- 7.11 Furthermore the proximity of the two storey bulk, within just 2m of the facade of 1 Roman Way, would have an overbearing and enclosing effect. The outlook from these windows would be onto a solid wall just 2m away. This would obliterate all previous glimpses of skyline and make the outlook from these windows even worse than existing, with loss of any sense of space between properties.
- 7.12 Accordingly it is considered that the proposed two storey bulk and mass of development, within just 2m of the kitchen windows of 1 Roman Way, would result in a loss of daylight and have a detrimental impact on the outlook from these windows, being harmful to the amenity of the occupiers of this dwelling, contrary to Policies CS16 and DM10 of the HBLP (Core Strategy) and the Borough Design Guide.

(iv) Parking

- 7.13 The existing dwelling has 2 on site parking spaces to serve 4 bedrooms, which does not technically comply with the adopted Parking SPD (where 2 spaces are required for a 3 bed dwelling but 3 spaces are required for 4+ bedrooms). The proposed development would result in an internal reconfiguration such that 5 bedrooms would result i.e. one additional.
- 7.14 There are no proposals to increase the on site parking and due to the tapering of the site this might be difficult. It is noted that there are no parking restrictions (double yellow lines) in the road, and given that an increase from 4 to 5 bedrooms doesn't itself trigger the need for an additional space, then it is considered unreasonable to condition the provision of a 3rd on site space. The existing shortfall with on site parking has not led to any third party comments about difficulties with parking etc and therefore, in this instance, it is considered that the existing shortfall does not need to be corrected, and no objection is raised.

8 Conclusion

- 8.1 It should be noted that the LPA has no objection to the single storey element as previously approved by APP/22/00555, nor the new patio area. Similarly the loft conversion itself, provided the proposed roof lights are set with an internal cill level of 1.7m above finished floor level to prevent any overlooking, is considered acceptable. It is the proposed two storey element at the rear that the LPA cannot support.
- 8.2 The proposed two storey development is considered to have an adverse impact on both the spacious setting of the site and character of area, as well as an adverse impact on the amenity of neighbours from loss of daylight and outlook. The proposal is considered contrary to Policy CS16 of the HBLP (Core Strategy) and the Borough Design Guide, and is therefore recommended for refusal.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **REFUSE PERMISSION** for application APP/23/00961

(A) for the following reasons

- 1 The proposed two storey development would be visible above the single storey garage of 1A Roman Way and would infill at roofline the gap between 1A and 1 Roman Way, tantamount to a terracing effect. This would result in

development at a 2-storey height across the rear of the site resulting in a loss of space and gap between 1 and 1A Roman Way, to the detriment of the visual amenities and spatial characteristics of the streetscene. The proposal is therefore contrary to policy CS16 clause 1. c) of the Havant Borough Local Plan (Core Strategy) 2011 and the adopted Borough Design Guide SPD 2011, and the National Planning Policy Framework.

- 2 The proposed two storey extension, by virtue of its height and proximity to the shared boundary with 1 Roman Way would have an overbearing and enclosing effect, adversely affecting the outlook from, and light available to the habitable kitchen windows of 1 Roman Way, to the detriment of the amenity of the occupiers of this property. The proposal is therefore contrary to Policies CS16 clause 1 e). and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the adopted Borough Design Guide SPD 2011, and the National Planning Policy Framework.