
Site Address: 2 Queen Annes Drive, Havant, PO9 3PG
Proposal: Two storey rear extension; alterations to roof including new rooflights and dormers; convert existing carport to living accommodation; new roof with rooflights and dormers to carport and new glazing to form conservatory.
Application Type: Full Planning Permission
Application No: APP/22/00752 Expiry Date: 29/09/2022
Applicant: Mr Parker
Agent: Critchley Architecture and Design Case Officer: Selina Donophy
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the north side of Queen Annes Drive, Havant. The plot is located on a corner siting adjacent to the highway and junctions where Scratchface Lane meets Hulbert Road with Park Lane opposite. The property has a rear garden located to the north of the main dwelling and a double garage to the east. The property has a hipped roof and elevations formed from brickwork, render and hanging tile.

2 Planning History

91/56608/000 - Games room over existing garage and conservatory over existing courtyard., PERM,

3 Proposal

Two storey rear extension; alterations to roof including new rooflights and dormers; convert existing carport to living accommodation; new roof with rooflights and dormers to carport and new glazing to form conservatory.

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 Anne Fairhurst - Bedhampton

No comment received

Councillor D Guest

No comment received

Councillor Mark Inkster

No comment received

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us

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: 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) 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.

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

7.3 This proposal comprises of a two storey rear extension, rooflight and dormers to the roof and extensions to the existing garage to create living accommodation with dormers in the roof and a games room at ground floor level. This proposal has been revised following its initial submission with the rear first floor windows relocated following concerns of overlooking toward the rear , the roof to the garage conversion/extension would also be set off from the side boundary following case officer concerns regarding impact on the character of the area due to the previous close proximity to the highway.

- 7.4 The proposed garage conversion / extension would have a half hipped roof and would be set in from the side (east) boundary by approximately 2.63 metres . It would have a total height of approximately 6.2 metres and the first floor width would come to approximately 8.2 metres. Four dormers would be set within the front and rear roof slopes two the front and two to the rear) which would have hipped back roof slopes. A window is also proposed to the west elevation and all these windows would serve the guest bedroom at first floor level. This would be accessed via a stairwell leading down to the games room at ground floor level. There would also be a bathroom and externally accessed store room at ground floor level. The garage doors would be replaced with glazing , to the rear would be bi-fold doors leading out into the rear garden. Linking the converted garage and the main property would be a conservatory replacing the existing courtyard and this would have a raised glass roof, with the linked existing extension re-roofed. There would be an internal door linking the games room and the conservatory. Proposed materials include brickwork and tile to match existing.
- 7.5 To the north elevation a two storey extension is proposed. This would result in a raised roof ridge of approximately 70 cms . The extension would have a depth of approximately 1.745 metres and would follow the width of the existing dwelling .This would allow for extended bedrooms at first floor level . The existing bedroom window would be retained and an ensuite bedroom would be located adjacent to the rear elevation. A dormer is also proposed to the west elevation roof which would serve the loft room ensuite. Three velux windows are also proposed to the rear elevation roof slope which would serve the ensuite and loft space , these windows would be high level. Proposed materials include brickwork and tile to match existing.
- 7.6 The proposed use of the garage conversion would be for use by the family and any guests visiting the family. It is noted the garage conversion would not include a kitchen area . The space would also be linked to the main property by internal doors with no separation of the garden spaces or front driveway. The conversion would not be appropriate for use as a separate unit of accommodation and therefore an incidental use condition would be required.
- 7.7 The proposed rear extension would be modest in depth however would result in a raised roof ridge . Whilst this would be visible from the public realm , the extension is deemed to be in keeping with the general design of the host dwelling. The rear garden is approximately 10.5 metres in depth and would be reduced by this extension by 1.7 metres - whilst this does not meet the 10 metre minimum depth as stipulated in the Havant Borough Design Guide , the rear garden has a 38 metre width and the reduction in depth is therefore considered to be acceptable. Materials would match the existing dwelling. The dormer would alter the roof appearance however is not deemed to result in material harm to the appearance of the property. Overall the extension is judged to be acceptable within the context of the host dwelling.
- 7.8 The proposed garage extension/conversion would be set in from the side boundary with a partially hipped roof- the general pattern of development in the surrounding streetscene remains open with buildings set off from the road. The revision of this proposal with the roof set in from the boundary by 2.63 metres is considered to reduce the impact of the roof on the surrounding streetscene noting the roof would be partially hipped away from the boundary. On balance the annexe is deemed to be acceptable within the context of the streetscene and the host dwelling. The conservatory and window alterations are not considered to result in any harm to the character of the area.

- 7.9 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

- 7.10 To the north of the application site is no 2 Roman Way with the rear garden of no 4 to the north of that. The rear garden of no 2 runs alongside the rear garden of the application site. The two storey rear extension would be set closer to the side of no 2 by 1.7 metres although would not feature any new windows to this side. Whilst the rear bedroom window would be set slightly closer, this would not be directly aligned with the first floor side elevation windows of no 2 and the closer proximity is not considered to result in increased unacceptable harm so as to justify a refusal on this basis. There is already a bathroom window to the rear elevation also and this would be obscure glazed so would be an improvement from existing in terms of overlooking. The proposed velux windows would all be set at high level - a section drawing has been provided which shows this and therefore these windows would not result in overlooking back towards the properties and gardens to the north. The extension would be separated from the shared boundary with no 2 Roman Way by approximately 9 metres which is considered to be enough separation distance so as not to result in harmful overbearing impact on this property. The rear dormers of the garage conversion would have views back toward the rear garden and not directly down towards private amenity spaces and would be separated by the rear garden.
- 7.11 To the south of the site is no 1 Belmont Grove. The properties are separated by the road with approximately 20 metres separation distance between the garage conversion and the rear garden of no 1 - there is substantial screening by trees and foliage to the boundaries between the properties and therefore the front dormers are not considered to result in harmful overlooking towards this property.
- 7.12 To the west of the application site is no 1a Roman Way - there would be 24 metres separation distance between the dormer and the rear garden of no 1a which meets the minimum for back to back distances as stipulated in the Havant Borough Design Guide - this would also serve a bathroom and therefore would not be resulting in sustained views. There is also an existing window to the first floor facing west serving a bedroom .
- 7.13 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.

(iv) Parking

- 7.14 There would be parking space for three cars on the driveway which meets the Havant Parking SPD parking allocation.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00752 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:

22060-403	LOFT PLAN
22060-401C	AMENDED - PROPOSED GROUND FLOOR PLAN
22060-402B	AMENDED - PROPOSED FIRST & SECOND FLOOR
PLAN	
22060-501D	AMENDED - PROPOSED SOUTH & EAST
ELEVATIONS	
22060-502C	AMENDED - PROPOSED NORTH & WEST
ELEVATIONS	
22060-101A	LOCATION & BLOCK PLAN
22060-103B	AMENDED - PROPOSED SITE PLAN

Reason: To ensure provision of a satisfactory development.

- 3 The extension hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate independent unit of accommodation.

Reason: The relationship of the extension with main dwelling is not suitable to be occupied independently, and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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.