
Site Address:	45 Portsdown Hill Road, Havant, PO9 3JU		
Proposal:	Single storey rear extension and extended ground floor terrace.		
Application No:	APP/21/00994	Expiry Date:	21/10/2021
Applicant:	Mr Braithwaite		
Agent:	Mr C Flint	Case Officer:	Julie Terzoudis
	Chris Flint Ass Ltd		
Ward:	Bedhampton		
Site Visit Date:	05/10/2021		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application relates to a large detached two/three-storey dwelling located at 45 Portsdown Hill Road, within the suburb of Havant. The dwelling presents as two-storey within the streetscene; however, the ground level changes to the rear to facilitate three stories. For clarity, the individual floors in the dwelling will be referred to as 'lower ground', 'ground floor' and 'first floor'.
- 1.2 The detached dwelling provides a front setback of approximately 15m with hardstanding forward to provide on-site parking. The site is a long narrow block which slopes downwards in a northerly to southerly direction and is significant in length reaching approximately 100m. The site is located partway on a hill and provides long-ranging views over Chalkdock Lake.

2 Planning History

91/52133/003 - Retention of balustrade on single storey rear extension, PERM,04/04/1991

92/52133/005 - Addition of pitched roof to flat roof extension (amendment to Planning Permission Ref.No. 90/52133/2)., PERM,30/03/1992

3 Proposal

- 3.1 The planning application seeks planning permission for the construction of a lower-ground single-storey rear extension, and an extension to the existing ground floor terrace/balcony.
- 3.2 The lower ground single-storey extension would extend out from the rear elevation of the host dwelling to a depth of 4m, with a width of 8.2m and overall flat roof height of 3.0m. The flat roof of the rear extension would facilitate an extension of the existing ground floor terrace/balcony from a depth of approximately 1.0m to approximately 3.9m.

4 Policy Considerations

National Planning Policy Framework 2021

Planning Practice Guidance 2016

Havant Borough Council Borough Design Guide SPD December 2011

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E1* (High quality design)

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comments received.

Councillor Gary Robinson

No comments received.

Councillor Mark Inkster

No comments received.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

Southern Gas Network

No comments received.

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: 4

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 The lower ground single-storey extension and extended terrace would be set to the rear of the dwelling and neither would be visible within the public realm. Therefore, no impact would result to the existing character of the streetscene.
- 7.4 The works in their entirety would retain subservience to the host dwelling and would not appear as incongruous additions. The site is of a significant size and can accommodate the proposed development with minimal open amenity space loss.
- 7.5 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 2011). 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

- 7.6 The proposed lower ground rear extension is single-storey in nature and neighbouring views would be obscured by the existing side boundary treatments. No overshadowing or overbearing impacts would result from the proposed development.
- 7.7 Notwithstanding the views into the private amenity space of the neighbouring dwellings at No. 45a and No. 43a available from the existing balcony, concerns were raised regarding the additional overlooking which would be introduced from the proposed extension to the terrace and balcony area. Amended plans were received on 26/10/21, which secure the addition of glazed screens to a Pilkington Obscure Level 5 standard to the eastern and western elevations of the proposed balcony.
- 7.8 The installation of screening provides privacy for the occupants of the subject dwelling, and for the neighbouring occupiers of No. 45a and No. 43a. Consequently, it is considered that the proposal would not appear overbearing or lead to any significant overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). It is noted that no letters of objection were received with respect to the scheme.

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/21/00994, 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:

Proposed Plans - 01 - will be revised

Reason: - To ensure provision of a satisfactory development.

- 3 The balcony hereby approved shall not be brought into use prior to the installation of 1.7m high screening on the eastern and western elevations, as shown on the approved Plan Drawing No. 01 Revision 1. Such screening shall thereafter be retained and maintained at all times in perpetuity.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.