Site Address:	4 Brookfield Close, Havant, PO9 3BB		
Proposal:	Demolition of existing single storey side extension and proposed construction of a two storey side and rear extension.		
Application No:	APP/16/00622	Expiry Date:	31/08/2016
Applicant:	Mr & Mrs Parkes		
Agent:	Mrs Parker Bloomfield Parker Architects Ltd	Case Officer:	Bee Crawford
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site is a modern two storey end of terrace property and garage (which is attached to the neighbouring garage). It has a brown tiled pitched roof and elevations of red and yellow multibrick and tile hanging. The site is level and open to the front with a block paved drive and raised shingle beds. The rear garden is mainly laid to lawn with a patio area and shrubs, enclosed to all boundaries with fencing ranging in height from 1.6 metres to 1.8 metres.

1.2 Two storey terraced/end of terraced properties are to the east and west, mature screening with New Road beyond is opposite and an area of open land and the front of detached bungalows in Trosnant Road are to the rear. The area is of medium density with modern two storey terraced properties and modern detached bungalows of a similar age, different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

3.1 The proposal is for the demolition of the existing single storey side extension and proposed construction of a two storey side and rear extension, single storey rear extension and single storey front extension. Amended plans were received for the scheme on 24 August and a post application agreement was subsequently agreed.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways
No adverse comments. The amount of bedrooms are not increasing in number, therefore the parking shown on the plan is appropriate.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Two letters of objection were received from one address (one subsequent to the amended plans) raising the following concerns:

6.1 The extension would have a detrimental impact on the amount of daylight into the neighbouring property at number 3 Brookfield Close.

6.2 Notwithstanding the alterations to the plans, there are still concerns about the impact on natural light.

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 streetscene
(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 control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposal is to the side and rear of the dwelling and would be visible from the public realm, although the property is approximately 4 metres from the highway at the front and 16 metres to the highway at the rear. The extension does not project beyond the front elevation of the property. For extensions such as this, there is adopted supplementary planning guidance in the form of the Havant Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends two storey extensions should be at least two metres from the boundary to prevent

neighbouring properties and the streetscene being adversely affected. Following Officer concerns regarding the potential impact on the neighbouring properties (particularly number 3 Brookfield Close) with respect to the size of the proposal and the first floor rear balcony, amended plans were submitted.

7.4 The two storey element of the proposal has subsequently been reduced in depth and is set in 2 metres from the western boundary as recommended by the design guide, and whilst the extension is adjacent to the eastern boundary, there is a 2.6 metre distance to the western elevation of the property at number 5 with the adjoining neighbouring garage in between. The side part of the extension has been set back from the building line and the roof is lower than the existing ridge height with pitched and hipped features to the rear part of the extension. The depth of the single storey rear addition has also been reduced. Although the proposal has been reduced in size, it would nonetheless result in a generous addition to the original volume of the property.

7.5 Following the submission of amended plans, it is considered that the proposal is acceptable and would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.6 The proposed two storey side/rear extension would be set back from the front of the dwellinghouse by 2.7 metres and the rear additions would project a total of 4 metres beyond the original rear wall of the existing dwellinghouse, consisting of 3 metres at two storey with juliet balconies and 4 metres at single storey.

7.7 With respect to the possible loss of privacy from the proposed windows, there are no new side windows in the western elevation and two in the eastern elevation, one at ground floor and one at first floor. A condition is recommended for this window to be obscure glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed) to protect the privacy of the adjoining neighbours. The amended plans superseded the balcony with two juliet balconies and it is noted in isolation, the provision of this type of balcony would fall within the realms of permitted development. However, in order to maintain the privacy of the neighbouring properties, a condition is recommended restricting the use of the roof of the single storey rear extension as an amenity area.

7.8 Concern has been raised that the siting of the proposed extension could be considered to lead to a loss of light to the neighbouring property to the west, which is situated on a narrower plot and does not have the benefit of any extensions. A 45 degree angle test indicates that the ground floor extension would fall within the overshadowing zone of the adjacent window at number 3 Brookfield Close, although this would still apply if it were to be built under permitted development. A further 45 degree angle test was carried out for the two storey rear extension, which is set in approximately 2 metres from the western boundary. This verified the decrease in the depth of the this part of the scheme meets the requirements for adequate daylight at number 3 Brookfield Close. Whilst it is acknowledged there would be some impact on the neighbouring properties (predominantly number 3 Brookfield Close), the reduced size of the extension and roof design is considered to overcome concerns about overbearing.

7.9 The property to the east is set back from number 4 and the proposal would not project beyond the rear elevation of this property. Due to the adjoining garage, there would be a gap of 2.6 metres from the eastern elevation of the extension and the western elevation of the neighbouring property. There is a large window in this elevation, although it is obscure glazed and is it deemed any impact would not be unacceptable. It is noted there is a spacious outlook to the rear of the neighbouring properties.

7.10 The back elevation of the proposal would be in excess of 15 metres from the rear boundary of the application site, and the properties to the rear are considered to be a sufficient distance away for any impact to be negligible. It is therefore considered that the proposal is unlikely to appear overbearing or lead to harmful overlooking and the impact would be deemed to be acceptable on the properties immediately adjacent and to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 Conclusion

8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00622 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 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.

3 At no time shall the flat roof of the single storey rear extension element of the scheme hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted, the window in the first floor on the east elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as

such thereafter.
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.

5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. PL01 Rev B	Proposed floor and elevations plan
Drg No. PL02 Rev A	Existing floor and elevations plan
Drg No. PL03 Rev A	Site plan
Drg No. PL04	Location plan

Reason: - To ensure provision of a satisfactory development.