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|-----------------|---------------------------------------------------------------------------|---------------|-------------|
| Site Address:   | 21 Parkside, Havant, PO9 3PJ                                              |               |             |
| Proposal:       | Proposed single storey side and rear extension with storm porch to front. |               |             |
| Application No: | APP/21/01365                                                              | Expiry Date:  | 18/02/2022  |
| Applicant:      | Mr & Mrs Liddle                                                           |               |             |
| Agent:          | Mr Bessant                                                                | Case Officer: | Tina Pickup |
|                 | JB Architecture                                                           |               |             |
| Ward:           | Bedhampton                                                                |               |             |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site relates to a detached 1930's style two storey dwelling located on a corner plot, fronting Parkside with return to Queen Anne's Drive. The property is constructed of pale red brick having a two storey bay with red tile hanging, beneath a dark tiled roof. There is an attached flat roofed garage to the north elevation and the site has two dropped kerbs, one at either end serving 2 hard standing areas. The frontage comprises a low wall with hedging. The side boundary to Queen Anne's Drive comprises a 2m close boarded fence that is set back behind some evergreen hedging, providing a softer verdant appearance to this street scene. Within the rear garden are a few taller domestic evergreen trees which add to the character of the area, but would not be worthy of TPOing.
- 1.2 The area is characterised by other similar properties, being a mix of semi-detached and detached dwellings. To the sites east, number 28 is set at 90 degrees and has a blank side elevation. The shared boundary treatment is low. To the south, number 23 on the other corner, has a single storey wrap-around extension. The site is relatively flat.

## **2 Planning History**

96/60844/000 - Garage to north elevation, conservatory to rear (east) and canopy to front (west) - PERM,06/08/1996

## **3 Proposal**

- 3.1 Proposed single storey side and rear extension with storm porch to front.
- 3.2 The proposed extension would be 3m wide and deep, wrapping around the side and part of the rear elevation. A front lean-to style canopy 1.8m deep, would provide a front porch area. The whole structure would have a sloping hipped roof, with 3 skylights. Materials are proposed to match the existing dwelling.
- 3.3 Solar panels are also shown on both the new roof and front and south side roof slope of the existing dwelling. Provided these do not protrude by more than 0.2m then they would be permitted development. An Informative can be added to this effect.

#### **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)  
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)

##### Submission Version Havant Local Plan

E22 (Amenity and pollution)  
E1\* (High quality design)  
IN3 (Transport and parking in new development)

##### Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

#### **5 Statutory and Non Statutory Consultations**

##### **Portsmouth Water Company**

Thank you for consulting Portsmouth Water on this application. We have no adverse comments to make on this application from a groundwater quality protection perspective due to the small nature and location in the groundwater catchment

#### **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

| <b>Comment</b> | <b>Officer Comment</b> |
|----------------|------------------------|
| 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) Highways and 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 Being a corner plot the site is larger than most and can readily accommodate a 3m wide extension - there would still remain a separation of between 4m and 5.5m from the Queen Anne's Drive side boundary. Being single storey only and screened by verdant boundary treatment the development would not be unduly overbearing or enclosing to the southern street scene. Similarly there is sufficient set back on the front elevation to accommodate the front canopy without being overly prominent.

7.4 The design and use of matching materials is considered in keeping with the style of the host dwelling and character of the area. It is noted that number 23 on the opposite corner already has a similar side extension. Overall the development is 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

7.5 As a single storey extension only, the impacts of the development would be minimal. Whilst it is noted that the rear boundary with number 28 is low, there are no windows within 28's side elevation. The garden is of sufficient depth that the separation from the rear of the extension to the side of number 28 would still be 11m. This is considered sufficient to minimise any adverse impacts on neighbouring amenity.

7.6 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) Highways and parking

7.7 The proposed development would not alter the number of bedrooms within the house which would remain 4. As such the existing garage and dual hard surfaced areas can continue to readily provide 3 on site parking spaces in accordance with the Parking SPD.

## 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.
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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01365 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:

Location and Block Plans/Existing Floor Plans - Drawing Number

PL.500.21.01 Rev A

Proposed Floor Plans - Drawing Number PL.500.21.03 Rev D

Proposed Elevations - Drawing Number PL.500.21.04 Rev D

**Reason:** To ensure provision of a satisfactory development.

- 3 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.