
Site Address:	14 Portsdown Hill Road, Havant, PO9 3JY		
Proposal:	Demolition of existing conservatory and erection of single storey and two storey rear extensions. Extend porch to front entrance. Remove flat roof to L/H side and install new pitched roof to match existing. New front perimeter wall.		
Application No:	APP/16/00036	Expiry Date:	21/03/2016
Applicant:	Mr Drain	Team:	Team 1
Agent:		Case Officer:	David Eaves
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

14 Portsdown Hill Road, Havant, PO9 3JY

The site is a large detached house set in ample grounds formerly used as Bed and Breakfast accommodation. To the east is the A3(M) which is in a deep cutting at this point. To the west is Towers Farm a large property which is residential and has a swimming pool used commercially for children's swimming.

The application property has dark brick and brown concrete tiles.

2 Planning History

96/54574/006 - Detached garage with pitched roof to south of site (amendment to previous Planning Permission 92/54574/4), PERM,13/08/1996

90/54574/000 - Part single and part two storey side extension containing double garage and balconies. PERM,21/03/1990

90/54574/002 - Alterations to approved extension and first floor extension above approved garage REF,08/10/1990

92/54574/004 - Use of 4 bedrooms for bed & breakfast accomm., conversion of existing garage to snooker room, single storey rear extension with balcony over & detached dble garage to front
PERM,10/08/1992

07/54574/007 - To increase the number of rooms available for Bed and Breakfast from 4 to 8, by conversion and external alteration of the existing accommodation/ snooker room., PERM,21/12/2007

07/54574/008 - Display of 1No. externally illuminated sign board and 1No. non illuminated sign board fronting Portsdown Hill Road., PERM,21/12/2007

APP/14/01119 - Change of use from Bed & Breakfast establishment to a single residential dwelling with associated works., PERM,15/12/2014

APP/15/00172 - Application for non-material amendments to Planning Permission

3 Proposal

Demolition of existing conservatory and erection of single storey and two storey rear extensions. Extend porch to front entrance. Remove flat roof to L/H side and install new pitched roof to match existing. New front perimeter wall.

4 Policy Considerations

National Planning Policy Framework

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)

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

5 Statutory and Non Statutory Consultations

None

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: 3

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated outside the urban area in the Strategic Gap, however, the proposals are for extensions to the dwelling and a front boundary wall and are not considered incompatible in principle in this location.

(ii) Impact upon the character and appearance of the area

The proposals relate to a rear two-storey extension set well off the boundaries with rear single storey extension and balcony. In addition a pitched roof over the west single storey element and porch alterations are proposed together with a front boundary wall.

The rear and side elements would be viewed in the context of the existing large house set in ample grounds and are considered incremental additions that would have a limited and acceptable impact on the character and appearance of the area.

The front boundary wall would be much more visible in the landscape, however, the wall would match the height of the adjacent walls and fences and in my view it would be difficult to resist notwithstanding a degree of 'urbanization' resulting from the proposal. On balance the proposed wall is considered to have an acceptable impact on the visual amenities of the area.

(iii) Impact upon residential amenity

The main impact of the development would be to Tower Farm to the west. There is some screening between the properties. There is an existing 'informal' balcony above a flat roof single storey extension. It is proposed to formalise this and extend the balcony feature. Notwithstanding the existing screening it is considered that the balcony has the potential to result in a degree of overlooking potential. It is therefore recommended that a condition be imposed to require a suitable screen to the western side of the balcony. Subject to this the proposal would have a limited and acceptable impact on neighbouring residents/uses.

8 Conclusion

In conclusion, the proposed development is considered acceptable in principle and would not be harmful to the character and appearance of the area. The extensions would not result in significant impacts on the residential amenities of adjacent residents. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00036

(A) 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 Compulsary Purchase Act 2004.

- 2 The external materials used in the extensions and alterations to the dwellinghouse 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 Construction of the front boundary wall hereby permitted shall not commence until samples and details of all external facing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Notwithstanding the submitted plans the rear balcony hereby permitted shall not be brought into use unless and until details of a 1.8 metre high screen to the western side has been submitted to and agreed in writing by the local planning authority and subsequently erected in accordance with the approved details. The screen shall thereafter be maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of adjoining residents and uses 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:

Location Plan Licence No. 100022432
Existing and proposed Block Plan Rev B
Proposed and Existing House Layouts Floor Plans Rev B
Proposed and Existing Elevations Rev B
Front Boundary Wall Plan and Elevations Rev A

Reason: - To ensure provision of a satisfactory development.