
Site Address:	67 St Albans Road, Havant, PO9 2JR		
Proposal:	Two storey side extension (revised application)		
Application No:	APP/16/00705	Expiry Date:	13/10/2016
Applicant:	Mr Hynes		
Agent:		Case Officer:	Harriet Pitney
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site relates to an end of terrace two storey dwelling located on the western side of St Albans Road located on the corner plot between St Albans Road and Abbotstone Avenue. The area is characterised by other high density terraced dwellings fronting an open turfed area of amenity land. The terraces of St Albans Road are long, ranging between 4-6 dwellings per terrace, and the end dwelling of each terrace projects slightly further forward and is gable fronted.

The application site comprises a concrete tiled pitched roof with elevations of brick construction. The site is relatively level with an open front garden area and a low lying post and wire fence defining the front boundary to the property. To the north of the site, the property is currently set back from the adopted highway by approximately 3.5 metres, with an open grassed area currently utilised as garden land. There is a degree of symmetry about this siting and layout in street scene terms.

To the northern (side) boundary, fronting Abbotstone Road, the rear garden is enclosed by a timber fence approximately 2 metres in height. The property does not benefit from off-road parking.

2 Planning History

APP/16/00445 - Two storey side extension., REF,21/06/2016

3 Proposal

This application proposes a two storey side extension measuring 2.35 metres in width and 6.8 metres in depth. This application has been submitted as a revised application following a previous refusal.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required for this application.

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

Summary: No representations 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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered to be acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the streetscene

This application has been submitted as a revised proposal following a recent refusal for a two storey side extension. The previous application was refused on the grounds that the height and proximity of the proposed extension to the public highway was considered to be harmful to both the visual appearance of the streetscene, contrary to Policy CS16 of Havant Borough Councils Core Strategy 2011.

The revised proposal (subject of this application) has sought to reduce the width of the extension from the northern (side) boundary by 1 metre, thus retaining some garden land to the side of the property.

Whilst it is noted that St Albans Road has a sense of open character, spaciousness and symmetry between the terraces which is considered to be a prominent characteristic within the streetscene, it is important to note that the streetscene of St Albans Road is considered to be a high density residential area. On this basis, whilst the proposed extension would erode a proportion of the sense of space surrounding the application site, the 1 metre set back from the boundary results in the application being on balance and does not warrant a refusal of planning permission.

The revised application has also sought to provide 3 offroad parking spaces to the rear of the property through removing a section of the rear boundary. The property previously did not benefit from any offroad parking provision, therefore the 3 offroad parking spaces now provided would accord with Havant Borough Councils Parking Supplementary Planning Document, 2016.

(iii) Impact upon residential amenity

In this high density residential area, the proposed two storey extension would not actually result in any significant additional overlooking or loss of privacy, particularly taking into consideration that there are no windows proposed within the northern (side) elevation. There is a sufficient separation distance between the property to the rear (approximately 13 metres) and No. 69 St Albans Road (approximately 11 metres) and it is therefore considered that the proposal would not result in any additional harm to the amenity of the adjacent neighbours and is therefore compliant with Policy CS16 of the Havant Borough Council Core Strategy clause 1. e).

No objections have been received in relation to this application.

8 Conclusion

The application is considered to be acceptable and in accordance with Policy CS16 of Havant Borough Councils Core Strategy, 2011. The proposal is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00705 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan- received 17th August 2016

Existing and proposed front and rear elevations- received 17th August 2016

Existing and proposed side elevations- received 17th August 2016

Existing and proposed ground and first floor layout plan- received 17th August 2016

Existing and proposed block plan- received 17th August 2016

Reason: - To ensure provision of a satisfactory development.