
Site Address:	67 St Albans Road, Havant, PO9 2JR		
Proposal:	Two storey side extension.		
Application No:	APP/16/00445	Expiry Date:	07/07/2016
Applicant:	Mr Luke Hynes		
Agent:		Case Officer:	Harriet Pitney
Ward:	Bondfields		

Recommendation: **REFUSE 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

None.

3 Proposal

This application proposes a two storey side extension that would be 3.4 metres wide by 6.7 metres long. The roof would be gable ended facing north, with the ridge and eaves aligned with the existing.

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

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No objections 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 acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

Whilst it is noted that the street scene of St Albans Road is a high density residential area, there is a sense of open character, spaciousness and symmetry between the terraces and is considered to be a prominent characteristic within the street scene. The proposed extension would extend right up to the side (northern) boundary of the property with a high gable end fronting Abbotstone Avenue resulting in the loss of the current area of garden land located to the side of the property.

This additional bulk and mass of extension and roof would erode this sense of space and be harmful to the appearance of the street scene and it is considered to be incongruous to the character of the surrounding locality.

The proposed ridge line is also at full height, aligned with the existing ridge, and is not subservient to the host dwelling as advocated by the adopted Residential Design

Guide SPD at para 5.37.

It is therefore considered that the height and proximity of the extension to the adopted highway would be harmful to the visual appearance of the street scene, contrary to Policy CS16 c) and the Design Guide SPD.

(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 and No. 69 St Albans Road 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).

8 Conclusion

It is considered that the height and proximity of the proposed extension to the public highway would be harmful to both the visual appearance of the street scene, contrary to Policy CS16 c). Therefore the application is recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/16/00445 subject to the following reasons

- 1 The proposal would result in development at a 2-storey height across the whole width of the plot, resulting in a loss of space about the building to the detriment of the visual amenities and spatial characteristics of the streetscene. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.