

Recommendation: **GRANT PERMISSION**

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS4	()
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

5 Statutory and Non Statutory Consultations

Conservation Officer Comment:

The property is a Victorian mid-terrace property of flint and red brick detail around the windows to the front elevation and a plain brick to the rear elevations with brick arches over the windows. The property sits within the St Faiths Conservation Area and is not listed.

The proposal is to demolish the garage to the rear of the plot (accessed from a track along the eastern boundary) and to alter the existing extension to include a new roof, roof lantern and glazing.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The garage is accessed from an un-made drive along the rear of the terrace and is screened from view from the public highway on Beechworth Road by shrubs. It is deemed that the demolition of the garage does not harm the character or significance of the Conservation Area. It is noted that there is no mention as to the boundary treatment once the garage is demolished.

The footprint of the original extension is increased slightly by the addition of a glazed bay with French doors in the eastern elevation and a bay window in the northern elevation; both are to have lead roofs with rolled seams. The overall roof height will be raised by just under a metre. The size of the extension ensures that it is subservient to the original dwelling and as such there is little impact on the host dwelling and conservation area.

The style of the glazing is for steel framed 'crittall' windows painted anthracite colour. I would have preferred to see the use of crittall windows contained to the modern extension and the window and door of the original house and out shot kept in keeping with the period of the property. I am concerned by the size of the proposed glazing units as they seem overly large particularly the window facing north however I shall leave any possible issue of over looking to be addressed by the case officer. However, on balance as the proposed development can only be seen from the drive way to the rear of the property it would not affect or harm the character or setting of the Conservation Area.

Conditions: Materials to be submitted

Officer Comment: A condition will be included to request the submission of materials prior to any building work commencement.

Southern Water Comment:

No objections in regards to the proposal

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: 8

Number of site notices: Not applicable.

Statutory advertisement: 15/07/2016

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 Conservation Area and character of the area
- (iii) Impact upon residential amenity
- (iv) Parking

(i) Principle of development

The application site is situated within a conservation area but is not currently listed. Any development must therefore protect and enhance the existing conservation area. The proposed works to No 3 are considered to do this and in principle the development is considered acceptable subject to planning conditions.

(ii) Impact upon the Conservation Area and character of the area

No 3 Fairfield Terrace is located within the Emsworth Conservation Area and as such there is a particular importance to protect and maintain the heritage of the building. Comment has been made by the Conservation Officer that the materials chosen for some of the proposed works (although they do not appear out of context) could be more in keeping to the character and design of the original dwelling so therefore the decision will be conditioned for materials to be submitted prior to building work commencing so that they can be approved by the Local Planning Authority.

The proposed works to No 3 are to be positioned at the rear of the dwelling so would be hidden from the public realm and not viewable from the streetscene. Therefore the visual appearance of No 3 from Fairfield Terrace Road should remain unaltered therefore preserving the existing character.

The works are considered to be of sound design and in proportion to the existing dwelling, appearing subservient and not obtrusive to No 3.

Therefore, overall the proposed works are considered to be in keeping with the setting of the area and do not detract from the history of heritage of the site. The proposal is therefore considered to preserve the character of the Conservation Area and thus

accord with the statutory duty set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

(iii) Impact upon residential amenity

It is considered that No 3 Fairfield Terrace has the curtilage to accommodate the proposed works to the size and scale proposed and that the demolition of the garage should not impact the existing amenity levels between neighbours.

It is considered that the neighbouring dwelling to the North (No 2) has the potential to be impacted by the proposed works and the new windows which are to be installed along the side elevation. Although no objection has been made by the neighbouring dwelling it does not mean that harm does not exist but it is acknowledged that under permitted development rights there is development that can be completed to side elevations of single storey extensions without planning permission. The proposed window along the side elevation is considered large in size and will project out bringing the viewpoint of the residents in closer proximity to the shared boundary between the neighbours from what is considered to be a primary room in regular use. In order to reduce the potential harm caused, the window is proposed to be obscure glazed at the height it breaches the shared boundary. This measure should protect amenity levels between neighbours and prevent over-looking.

The proposed window at the rear of the extension is considered to maintain amenity levels between neighbours as it is set away from the sides of the elevation and will provide a view directly down the garden space at single storey level. It is felt that there is adequate distance between neighbouring dwellings, coupled with adequate screening between to protect amenity levels and prevent any over-looking or loss of privacy.

The increased size of the extension is not considered to be substantial enough to affect light levels nor create shading to either neighbouring dwelling. It is felt the neighbouring dwelling to the south of No 3 should not be significantly impacted by the proposed works as it is considered there is adequate screening in place and as the proposed rooflight is positioned at a high level, privacy levels should be maintained and over-looking not caused. Therefore the development can be considered acceptable.

(iv) Parking

The proposed works will include the demolition of an existing garage positioned to the rear of the site. It is noted that there are limited on-site parking options available to No 3 and that the loss of the garage will reduce this further. However it is considered there is enough parking provision provided via the access road which runs behind the dwellings of Fairfield Terrace as well as from the Fairfield Terrace Road to the front. Therefore this proposal is considered acceptable.

8 Conclusion

No 3 Fairfield Terrace has adequate amenity space for the proposed rear extension and should not be significantly impacted by the loss of the existing garage. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00685 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the 'crittall' steel framed materials to be used externally on the window, door and out shot of the original house building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval. All other external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 Prior to first occupation of the extension hereby permitted the window in the ground floor on the north/side elevation facing No 2 Fairfield Terrace shall be fitted with an obscure glazed glass (obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent)) top panel as shown on drawing number 1100 Rev A, 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.

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

Site and Block Plan: Drawing No 0010

Boundary Plan: Drawing No 0005

Existing Ground Floor Plan: Drawing No 0000

Existing Roof Plan: Drawing No 0003

Existing Front and Rear Elevation Plan: Drawing No 015

Proposed Ground Floor Plan: Drawing No 1000

Proposed Roof Plan: Drawing No 1003

Proposed Front and Rear Elevation: Drawing No 1100 Revision A Received 01.09.16

Reason: - To ensure provision of a satisfactory development.