
Site Address: 38, Lower Road, Havant, PO9 3LJ
Proposal: Single storey rear extension, single storey protruding bay window to front elevation and use of garage as office space.
Application No: APP/15/01204 Expiry Date: 25/12/2015
Applicant: Mr Potter Team: Team 1
Agent: Mr Potter Case Officer: Heather Lealan
Potter Weston Architects Ltd
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 38, Lower Road, Havant, PO9 3LJ. The application site consists of a large two storey semi-detached property located in a quiet residential location. There is hardstanding to the front of the property which rises towards the house and to the rear is a garden of 15m (approx) in depth and is surrounded by a 2m high close boarded fence. There is a detached garage adjacent to the north west corner of the dwelling house that has been extended to the rear.
- 1.2 The dwelling house itself has been extended to the rear by means of a conservatory that is 5.5m deep at the largest section. It has also been extended by means of a two storey side extension and a flat roof rear dormer.

2 Planning History

06/71425/000

Double storey side extension and a dormer to the rear elevation - Permitted and implemented.

3 Proposal

Single storey rear extension, single storey protruding bay window to front elevation and use of garage as office space.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

(a) The two storey rear extension will be detrimental to daylight and outlook from the adjoining dwelling. *This element has been removed from the scheme*

(b) The height and aspect of the windows in the ground floor will affect the privacy of rear garden of the adjoining dwelling

(c) Proximity of the building to the shared boundary will impact mature trees and border plants

(d) The flat roof design of the two storey element is out of keeping with the streetscene. *This element has been removed from the scheme*

(e) Concerns that the house has already been over extended and that it may become a house of multiple occupancy. *The two storey element has been removed from the scheme and so the living space is not becoming significantly greater than existing and the number of bedrooms remains the same.*

(f) Is the garage office space going to be used by an alternative user. *This would require a separate planning permission.*

7 Planning Considerations

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
- (iv) Parking and Highways

- (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

The visual impact on the streetscene will be minimal as the majority of the development proposed is to the rear of the site. The front bay is considered to be acceptable and it is half the depth of the existing porch to the front. The only change to the garage that will be visible will be the replacement of the door with a window and this change is both minimal and in accordance with the dwellings permitted development rights. The two storey rear extension that was part of the scheme as submitted has now been withdrawn following Case Officer concern. It is considered that this element of the original scheme would have been detrimental to the visual amenities of Lodge Road and the first floor of the dwelling is visible from a cul-de-sac spur of Lodge Road to the north east of the site and as such the flat roof two storey design would not have been in accordance with the Borough Design Guide. However, the amended scheme is considered compliant with policy CS16 (c) and the Borough Design Guide SPD.

(iii) Impact upon residential amenity

The proposed two storey rear extension has now been deleted from the scheme and it is considered that the remaining single storey extension is acceptable in terms of the impact of neighbouring amenity. It is only 0.5m greater in depth, bringing the depth of the largest section to 6m, which is in line with the permitted development prior notification depth. Furthermore the conservatory to the adjoining neighbour ameliorates any significant impact. It is not considered that the high level windows will cause an unacceptable degree of overlooking as the cill level is 1.8m (approx). The application cannot be refused due to the impact on the neighbours garden trees and shrubs as this would be a civil matter. None of the trees are worthy of TPO.

All other neighbouring dwellings are sufficient distance from the application site so as not to be impacted detrimentally by the proposed extensions.

The conversion of the garage to an office is causing neighbour concern with regard to a possible end use. However, given the siting of the garage to the rear of the dwelling, it is not considered reasonable to impose a condition requiring this garage to remain ancillary to the main dwelling house as it cannot be readily separated as a single planning unit.

(iv) Parking and Highways

The existing car parking provision to the front of the site is sufficient ensuring adequate on site parking to meet current standards.

8 Conclusion

It is not considered that this proposal will result in any material harm to the amenity of adjacent occupiers. The design is appropriate to both the street scene and host dwelling. Accordingly it is recommended for planning permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01204 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 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 car parking and other vehicular access arrangements shown on the approved plans to the front of the dwelling house to serve the dwelling shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 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:

Existing and Proposed Block and Location Plan 15010-PL-001 Rev A received 15 December 2015
Existing and Proposed Ground Floor Plan 15010-PL-002 Rev A received 15 December 2015
Existing and Proposed First Floor Plan 15010-PL-003 Rev A received 15 December 2015
Existing and Proposed Second Floor Plan 15010-PL-004 Rev A received 15 December 2015
Existing and Proposed Roof Plan 15010-PL-005 Rev A received 15 December 2015
Existing and Proposed Elevations Plan 15010-PL-007 Rev A received 15 December 2015

Reason: - To ensure provision of a satisfactory development.