
Site Address:	15 Riders Lane, Havant, PO9 4QS		
Proposal:	Two storey rear extension.		
Application No:	APP/14/01124	Expiry Date:	03/02/2015
Applicant:	Mr A Foster	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached dwelling with a brown pitched tiled roof and elevations of red multibrick. There is vehicular access to the front garden which is block paved, with 1 metre high walls to the northern and southern boundaries and a 1 metre high wall and metal gates to the front boundary. The site is level and the rear garden has a patio area and grass, and is enclosed by a 1.8 metre high fence to the southern and western boundaries and a 1.8 metre high fence and fence with trellis to the northern boundary.
- 1.2 The adjoining property of a similar age, style and design lies to the south, and a pair of semi-detached two storey dwellings of a similar age, style and design lie to the north, set forward of number 15, together with the end of a rear garden of a property in Norley Close. The side aspect of the rear garden of a property in Highclere Avenue is to the west (rear) of the site. The area is of medium density with a mixture of ex-local authority two storey semi-detached and terraced properties of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey rear extension of 3.4 metres in depth, 5.08 metres in width with a pitched roof 4.7 metres to the eaves and 6.45 metres to the ridge (following receipt of amended plans reducing the size of the first floor window in the northern elevation and changing from a flat to pitched roof).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Southern Water

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Development Engineer - Highways

No adverse comment.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection has been received from one address raising the following concerns:

- 6.1 The height of the proposal is intrusive and would result in loss of privacy and overlooking.
- 6.2 The height of the proposal would result in loss of sunlight.
- 6.2 Concerns over the condition of the fence to the northern boundary.

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) Appropriateness of design and impact on the streetscene

(iii) Effect on neighbouring properties

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and impact on the streetscene

- 7.3 Whilst the proposed extension is to the rear of the property, it would be partially visible from the public realm to the south from Highclere Avenue, albeit in excess of 30 metres away from the highway. The proposal would result in a generous addition to the property, however it is considered that this can be comfortably accommodated within the extent of the site although it is noted that it is the first extension of this nature in the surrounding area. For extensions such as this, there is adopted supplementary planning guidance in the form of the Havant Borough Council Design Guide. This advises that it is important that gaps are retained between buildings and recommends 2 storey extensions should be sympathetic and subservient to the main dwelling and at least 2 metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected. The height of the proposal is 0.6 metres below the existing ridge height, just over 2 metres from the northern and southern boundaries and approximately 17 metres from the rear boundary. The distance from the rear of the extension to the northern/eastern boundary intersection of the rear garden of the property at 12 Norley Close is around 7 metres, although the actual dwellinghouse is in the region of 13 metres from this boundary.

- 7.4 The proposal will increase the number of bedrooms at the property from three to four, therefore triggering the need for three off road parking spaces to be provided. The current block paved layout of the front garden adequately meets this requirement.

- 7.5 Following receipt of amended plans, the design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The proposed original plans for the first floor window in the northern elevation of the extension were considered to lead to overlooking to the neighbouring properties to the north of the site, and the flat roof was contrary to the requirements of the Havant Borough Council Design Guide. However, amended plans were subsequently submitted which reduced the width of the window and changed the glass to obscure glazing. A pitched roof was proposed in place of the original flat roof and although this adds to the volume of the extension it pitches away from the adjoining properties, is considered to be a more appropriate design and with the ridge height 0.6 metres below that of the main dwelling is deemed to be subservient.

- 7.7 There are no proposed windows in the southern elevation of the extension and it does not abut the boundary. The proposed window at first floor in the northern elevation could be perceived to cause overlooking to 17 Riders Lane and 12 Norley Close and it is therefore recommended that a condition is added to require this window to be obscure glazed and non-opening at all times. A condition restricting the provision of any additional windows in the northern elevation of the extension is also recommended to limit any further risk of overlooking. A 45 degree angle test was carried out and it was deemed the extension meets the requirements for adequate daylight to the properties adjacent to the application site. Although the proposal is a sizeable addition to the existing dwelling and will be conspicuous to the adjoining properties, the degree of impact

is not considered so great as to constitute a defensible reason for refusal.

- 7.8 Concerns were raised regarding the condition of the fence to the northern boundary, however this is not a planning matter providing any replacement fence does not exceed 2 metres in height on this boundary, and it would be unreasonable to introduce a greater degree of control in this case.
- 7.9 Owing to the application expiry date and publicity expiry date being the same (subsequent to the submission of amended plans), the case officer visited the immediate neighbours with the following remarks:

Mrs M Adams, 13 Riders Lane	No objection
Mr Monkham, 17 Riders Lane	No comment received
Mrs P Tandy, 23 Highclere Avenue	No objection
11 Norley Close	No comment received
Mr M Balls, 12 Norley Close	Objection received, see 6 above

- 7.10 It is therefore considered that the amended plans and proposed conditions have addressed the concerns to limit the impact of the development.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01124 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no windows / doors or other openings shall be constructed within the southern elevation of the extension without the prior written approval of the Local Planning Authority.
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 2012.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the northern elevation of the extension without the prior written approval of the Local Planning Authority.

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 2012.

- 5 The window at 1st floor level in the northern elevation of the extension on drawing no. 0201/2 revision A shall be :-

- i) non-opening
- ii) of a width no more than 600mm
- iii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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 2012.

- 6 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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 2012.

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

Location plan

Proposed ground floor plan sketch

Proposed first floor plan sketch

Proposed parking plan sketch

Drawing No. 0201/2 Existing and proposed elevations and floor plan

Reason: - To ensure provision of a satisfactory development.