
Site Address:	46 Ellisfield Road, Havant, PO9 5AY		
Proposal:	Two storey side extension		
Application No:	APP/16/00189	Expiry Date:	20/04/2016
Applicant:	Mr Couzens		
Agent:	Miss Carter	Case Officer:	Emma Chisnall
	JB Architecture		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

46 Ellisfield Road is a semi-detached dwelling constructed of red brick walls with a concrete tiled roof. The dwelling is on level ground and to the front there is a moderate sized amenity space used as garden with a wire fencing boundary approx 0.5m high which is low and open. To the rear, the amenity space is adequate in size and used as garden space with part storage along the south west boundary. The boundary is approx 1.8m high and provides adequate screening to the dwelling. Along the side elevation of the dwelling there is an existing single storey side extension.

2 Planning History

APP/15/00382 - Two storey side extension, withdrawn

3 Proposal

Two storey side extension

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Design Guide Dec 2011

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Concerns over loss of light to opposite dwelling and encroachment on privacy.

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 character of the area
- (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. The proposed extension will allow the ground floor to extend the existing kitchen and build a dining room area, toilet and utility room. The first floor extension will include an extension to the existing bathroom and will build a study and a stairwell. The loft will be given a floor and create a master bedroom, en suite and storage room.

(ii) Impact upon the character of the area

The proposed extension to the side of the dwelling will be maximum 2.5m deep and set away from the boundary line by min. 0.7m although a wider gap will be maintained at the front when viewed from the road. The extension will also be set away from the back and front existing elevations in order to help reduce the impact of the extension on the existing dwelling and streetscene. It is considered that following these measures the design is sound and should not appear bulky or harmful to the character of the area nor streetscene. By setting the extension away from the boundary this will reduce the potential for the development to cause a 'terracing' effect.

Materials proposed to be used will be matching to that of the existing dwelling which will help the proposed works look in keeping to the original dwelling.

(iii) Impact upon residential amenity

It is considered that the proposed works to No 46 should not significantly impact the amenity of any immediate neighbour along Ellisfield Road. The proposed windows to the front will look out to the road but due to the already established element of

over-looking from the existing front windows and the distance between No 46 and the opposite neighbours (approx 20m) it is considered this will not cause additional harm and would meet the requirements of the Councils Borough Design Guide.

Concern has been raised that the proposed works will impact the levels of light reaching No 63 Ellisfield Road however it is considered that due to the distance between the proposed works and No 63 being at least 20m and due to the size of the proposed works that this should ensure that light levels are not significantly impacted and the development can therefore be considered acceptable.

Rooflights are proposed along the rear elevation alongside a window for the stairwell however as this is not a primary used room it is not considered that over-looking would be caused by it. The proposed rooflights will be located on an angled roof which should reduce over-looking and any loss of privacy caused to the opposite neighbour. Due to the distance also between No 46 and No 33 and that No 33 is set away from the south boundary it is considered that any impact would be limited and acceptable.

No 44 have two windows at first floor level which are obscure-glazed and look onto No 46 who also have an obscure glazed window on the first floor. The proposed works will include the installation of a new window to the ground floor elevation which will be part screened by the boundary fence and look onto a walled part of No 44. It is considered that due to the height of the window its outlook will be to the flank wall of No 44 and privacy should be protected and no over-looking caused. The development can therefore be considered acceptable.

8 Conclusion

46 Ellisfield Road has adequate amenity space for the proposed two storey side extension. The impact on neighbours has been assessed and is considered acceptable. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00189 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Site Plan: Drawing No 1160-DPA-01 Rev A

Proposed Location and Site Plan: Drawing No 1160-DPA-02 Rev B

Proposed Elevations Plan: Drawing No 1160-DPA-06 Rev B

Existing Elevations Plan: Drawing No 1160-DPA-05 Rev A

Proposed Floor Plans: Drawing No 1160-DPA-04- Rev B

Existing Floor Plans: Drawing No 1160-DPA-03 Rev A

Reason: - To ensure provision of a satisfactory development.