
Site Address:	9 Harkness Drive, Waterlooville, PO7 8QR		
Proposal:	First Floor Rear Extension		
Application No:	APP/15/01287	Expiry Date:	08/01/2016
Applicant:	Mr & Mrs Rogers	Team:	Team 2
Agent:		Case Officer:	Emma Chisnall
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

9 Harkness Drive is a large detached dwelling with a link detached garage to the north elevation. The dwelling is made of red brick walls and a concrete tiled roof and is situated in a residential area where the majority of dwellings are similar in style and design. To the west of the dwelling is a block of terraced housing which is set back from No 9 and there is a walkway between both properties which runs down the side of the south elevation of No 9. To the east of the dwelling the properties continue to be positioned in a staggered formation with one dwelling being set forward of the other.

No 9 Harkness Drive is on level ground but the rear amenity space drops to a lower level approx 2m away from the rear extension. The dwelling has extended to the rear in the past at single storey and is now applying for the second storey to the same dimensions as the lower. Currently the rear amenity space is fully bricked and hard-surfaced. Parking is available to the front of the property which is hard-surfaced and there is a garage which runs along the east elevation of the dwelling and the road.

As the level of the ground changes to the rear the boundary is staggered but there is a 1.8m fencing provided around the curtilage.

2 Planning History

01/66558/000 Two storey rear extension- Refused

02/66558/001 Part single part two storey rear extension- Refused

3 Proposal

First Floor Rear Extension measuring 3.4m in length, 5.9m in width and 4.2m in height. The proposal will not exceed the current ridge height of the roof and will be the same width as the original dwelling as well as the same length as the current ground floor extension. No part of the extension will exceed the original elevations of the dwelling.

4 Policy Considerations

National Planning Policy Framework

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

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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 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 first floor bedroom to be extended and an en suite to be built connected to the bedroom. The extension would look in proportion to the current dwelling and would not extend past the current elevations.

(ii) Impact upon the character of the area

Whilst the addition is quite sizeable and bulky it is not considered that the proposed addition would be materially harmful to the character and appearance of the area. The application site has a good size rear garden and could accommodate the extension without having a harmful impact on the general pattern and character of development found within the local area. The development would therefore comply with the general principles and objectives of policy CS16 of the Havant Borough Local Plan (Core Strategy).

(iii) Impact upon residential amenity

It is considered that there is adequate amenity space available to the residents at No 9 Harkness Drive to accommodate the proposed first floor extension.

On the north elevation the proposal will include the installation of a window to the first floor storey which will be for the proposed en-suite. No 9 Harkness Drive already have an established element of over-looking through a window on this elevation for the stairwell and due to the position of No 7 being staggered forward of No 9 and that the current south elevation of No 7 does not have windows or doors it is not considered that the proposed works would cause any overlooking or loss of privacy to its neighbours at No 9 Harkness Drive. There is also adequate distance between the properties due to the link detached garage which will also help the proposal to appear less over-bearing.

To ensure privacy is maintained to No 7 and No 9 a condition will be placed on the window to the north elevation for the en-suite to be obscure glazed.

It is acknowledged that the extension could appear imposing to the residents at No 11 Harkness Drive. Although no formal objection has been made it is the officers decision to determine if this could impact negatively on the property and any future residents. Analysis has been carried out on the proposal to evaluate if the proposed works would impact light levels reaching No 9 and it is considered that as the proposal is east facing that No 11 should not have their light levels restricted from the development.

Although the extension could appear over-bearing it is considered that the distance between the properties via the walkway of No 9 will soften the potential impact of the development. It is considered that this will also be helped due to proposed extension not exceeding current elevations.

On balance it is considered that the proposal would not warrant refusal based on the size of the proposal and the distance between the properties on either side of No 9 Harkness Drive .

8 Conclusion

No 9 Harkness Drive has adequate amenity space for the proposed first floor rear extension. The space available should ensure that there is no loss of amenity space to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of adopted Core Strategy policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01287 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:

Ordnance Survey Plan: Drawing No 1

Site Layout Plan: Drawing No 4135/500

Roof Plan: Drawing No 4135/200

Existing Ground and First Floor Plan: Drawing No 4315/1

Proposed First Floor Plan: Drawing No 4315/2

Existing and Proposed South, East and North Elevation: Drawing No 4315/3

Reason: - To ensure provision of a satisfactory development.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the north elevation facing No 7 Harkness Drive shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.