
Site Address:	24 Hamilton Close, Havant		
Proposal:	Single storey front extension and two storey extension to side and rear.		
Application No:	APP/16/00004	Expiry Date:	29/02/2016
Applicant:	Mr & Mrs Stone	Team:	Team 1
Agent:	Mr Moyse	Case Officer:	Bee Crawford
	Martin Moyse MRICS		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property (which has been previously extended) with an integral garage and attached car port. It has a grey tiled pitched roof and elevations of red/brown multibrick and white cladding at first floor. The site is situated at the end of a cul-de-sac part of Hamilton Close, it is level with open vehicular access to the front and an area of grass and shrubs. There is a dwarf wall to part of the front boundary, a 2 metre high wall reducing down to 1 metre to the eastern boundary and a 2 metre high fence with a wall reducing to 1 metre to the western boundary. The rear garden is mainly laid to lawn with shrubs and a patio area and is enclosed by 1.8 metre high fencing to the eastern and northern boundaries and a 2 metre high fence to the western boundary.
- 1.2 Modern detached two storey dwellings are to the east and west (the property at number 25 is beyond a public footpath), a modern detached bungalow is opposite with a bank of mature trees and the A27 to the rear of the site. The area is of low to medium density with a mixture of modern detached two storey dwellings and bungalows of a similar age and similar and individual style and design.

2 Planning History

None relevant to this application.

3 Proposal

Single storey front extension and two storey extension to side and rear.

- 3.1 The proposal is for the construction of a single storey front extension and two storey side and rear extension following the demolition of the existing conservatories. The front extension is 1.8 metres deep for a width of 8.2 metres then steps in by 0.3 metres for a width of 5.4 metres, with a pitched and mono-pitched roof to an eaves height of 2.4 metres and total height of 3.5 metres. The two storey extension is 2.5 metres wide for a depth of 4.2 metres to the side (taking down the front balcony) and 6.6 metres wide to a depth of 3.4 metres deep to the rear, with hipped roofs to an eaves height of 4.9 metres and a ridge height of 6.3 metres.

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

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: 2

Two letters of objection were received from one address raising the following concerns:

- 6.1 The proposal will be out of proportion in relation to surrounding properties.
- 6.2 The volume of the build would exceed the original 4 bedroom detached house.
- 6.3 The property already benefits from substantial extensions.
- 6.4 The proximity of the proposal to the adjoining public footpath.

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 The proposed extension would be visible from the public realm, the property being around 6 metres away from the highway and adjacent to a public footpath to the west. With respect to the two storey element of the extension, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends two storey side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.
- 7.4 There is a public footpath approximately 1.6 metres wide between the application site, and both the properties at numbers 24 and 25 project away from the footpath, the closest distance between the properties would be 3.6 metres and the furthest point 8 metres. It is therefore judged the extension would not appear cramped in relation to the neighbouring property to the west or the existing streetscene. The ridge height of the proposal is a continuation of the existing first floor addition, which is set back from the building line and at a lower height than the original dwelling. The wall of the existing car port is situated closer to the western boundary of the application site than the proposed side extension.
- 7.5 Whilst the combined width of the proposal and the existing first floor addition is comparable to the width of the original dwellinghouse, it is judged to be subservient to the main dwelling by virtue of it being set back from the building line and the reduced ridge height. The proposal, together with the current extension would result in a generous increase to the overall volume of the property, however following the removal of the existing conservatories, the increase in the footprint is reasonable and the design would regularise the appearance of the property. The proposal does not extend beyond the rear wall of the dwellinghouse, maintaining the original depth of the garden and the 18 metre width of the garden is considered to be sufficient in this instance. It is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.6 The proposed two storey extension is to the western elevation of the property, situated approximately 0.6 metres from the property boundary at the front and 3.5 metres at the rear corner and it is deemed any impact on the property to the east would be marginal. There are no side windows in the proposal and the extension will be partially screened by the existing boundary treatment. Whilst it is recognised the extension would result in a generous addition to the volume of the property, there is a public footpath between the application site and the neighbour to the west and the minimum 3.6 metre distance between the properties is considered to be acceptable. There are no first floor windows in the eastern elevation of number 25 Hamilton Close.
- 7.7 Concerns were raised about the proposal being out of proportion in relation to the neighbouring properties and the proximity of the development to the adjoining public footpath. However, given the situation of site, the varied streetscene and existing extensions to surrounding properties, it is judged that the proposal would not have an adverse effect on the streetscene. The proposal would not extend any nearer to the western boundary of the application site than the existing car port or beyond the line of

the existing dwelling to the rear and part of the roof pitches away from the western boundary, reducing any perception of the the scheme being overbearing.

- 7.8 It was also noted that the property already benefits from substantial extensions and the new development would exceed the original 4 bedroom house. There is no increase in the number of bedrooms to the property - the new first floor accommodation is for the addition of a dressing room, an en-suite and the enlargement of the master bedroom. The existing first floor balcony, car port and rear conservatories are to be removed as part of the scheme and consequently the further addition to the footprint is considered to be acceptable.
- 7.9 There are no side windows to the single storey front extension which is approximately 7 metres from the highway, and it is judged the design would modernise the facade of the property.
- 7.10 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to or opposite the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

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/16/00004 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:
Drg No 01 Existing floor and elevations plan
Drg No 02 Proposed floor and elevations plan
Drg No 04 Location and proposed site plan
Reason: - To ensure provision of a satisfactory development.