
Site Address: 22 Fortunes Way, Havant, PO9 3LZ
Proposal: New storm porch to front elevation; dropped kerb to allow parking in front of property; single storey, pitched roof rear extension; side extension of garage. New area of raised decking to rear with steps and timber screening panels.
Application No: APP/14/01318 Expiry Date: 02/03/2015
Applicant: Mr & Mrs Plummer Team: Team 1
Agent: Mr Davison Case Officer: Stephen Andrews
 Design Team Studios
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the settlement area of Havant and is residential in nature. The site contains a two storey semi-detached dwelling of brick and tile construction, positioned on the south side of Fortunes Way. There is a small lean to addition to the side. The dwelling has on site parking to the rear, accessed via a separate access road which serves all of the dwellings on the southern side of Fortunes Way. There is an existing flat roofed detached garage to the rear of the site, beyond and stepped down from the existing rear garden fence.

The application site is stepped up at the rear and again at the front (south to north) giving it an elevated position compared to dwellings along Penk Ridge to the south, but being set lower down than the dwellings along the northern side of Fortunes Way.

2 Planning History

None

3 Proposal

Planning permission is sought to erect a front porch; provide a new vehicular access to the front of the site off Fortunes Way; erect a single storey rear extension with terrace area (including timber privacy screen to the shared boundary with 24) and to increase the width of the existing detached garage by 1m, height and depth as existing.

The front porch would measure 2.2m in width, 0.7m in depth and 2.8m in height.

The single storey rear extension would measure 3.5m in depth, 5.6m in width (0.1m off the shared boundary with 24) and 4.2m in height.

The terraced area would measure 1m in height, 5.7m in width and 1.2m in depth. It would be positioned up to the shared boundary with 24 and in from the shared boundary with 20 by 1.5m. A 2m high timber screen is proposed along the shared boundary with 24 measured from the top of the new terrace. The 2m screen then drops down to existing garden level after 1.2m from the rear elevation of the new rear extension.

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

Development Engineer - Highways - No objection subject to new parking area at the front being constructed of porous material or surface water not being discharged on to the highway.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

1 letter of objection concerned about damage to property as a result of the development.

Comment:

The contents are noted but the issues raised are not a material planning consideration and are instead largely covered by the Party Wall Act.

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 streetscene
- (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.

(ii) Impact upon the streetscene

The proposed front porch and the creation of a vehicular access off Fortunes Way are the only aspects that would be readily visible from the general public domain. However, significantly both aspects of the proposal are within permitted development allowances in terms of scale and nature.

Notwithstanding the above the modest scale and overall design of the porch would be in keeping with other porch extensions found along Fortunes Way.

The new access with associated hardstanding would encourage the parking of vehicles to the site front. It is considered that this would detract from the existing soft landscaped front garden which is a common theme along the southern side of Fortunes Way. However it was observed that whilst fairly uncommon to the south side of Fortunes Way there were already some dwellings with parking to the front. More significantly however is that the works would be allowed under permitted development. As such no objection is raised to this aspect of the proposal.

The single storey rear extension would be visible from the access road to the rear however it is of an appropriate scale and design and would not materially harm the general character and appearance of the area. This would be applicable to the terrace area and extension in width of the detached garage also.

It is considered that the development is in keeping with the general character and appearance of the area in accordance with the relevant criteria of policy CS16 of the Core Strategy.

(iii) Impact upon residential amenity

The front porch, new vehicular access and extended garage would not harm the residential amenities of any adjoining neighbour.

In respect of the single storey rear extension and proposed privacy screen to the shared boundary with 24 it is considered that the two adjoining neighbours 20 and 24 are most affected.

It is noted that the single storey extension is set in from the shared boundary with 20 by some 1.5m with existing close boarded fencing along the shared boundary. It is considered that the separation distance and existing screen would ensure that there would be no unacceptable harm to the residential amenities of this neighbour by reason of overbearing effect and overshadowing. The increased overlooking allowed by the terrace would not be direct and again is not considered to be unacceptably harmful.

It is considered that 24 is the most affected, with the extension and privacy screen having the most impact. The privacy screen atop of the terrace would match the 3m eaves height with the pitched roof extending to 4.2m. With a depth of 3.5m there will be a sense of enclosure created by the new addition.

However, having regard to the fact that the rear gardens are south facing with significant open space to the rear it is not considered that the development would result in unacceptable overshadowing or overbearing effect. Therefore on balance it is considered that the rear addition would be within acceptable limits both in terms of height and depth.

The proposed privacy screen, which drops in height beyond 1.5m from the rear elevation of the extension would ensure that the development does not allow for overlooking or loss of privacy.

Having regard to the positioning of the site and the scale of development proposed it is considered that the development would accord with the relevant criteria of policy CS16 of the Core Strategy.

8 Conclusion

Having regard to the above information it is considered that the development proposed would not result in unacceptable harm to the character and appearance of the area and on balance would preserve the residential amenities of neighbouring dwellings to acceptable levels. The development is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01318

(A)

(B) 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing - 191.14.K06_100 Rev.A
Drawing - 191.14.K06_109 Rev.A
Drawing - 191.14.K06_105 Rev.B
Drawing - 191.14.K06_107 Rev.A
Drawing - 191.14.K06_108 Rev.A
Drawing - 191.14.K06_106 Rev.B

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials for the porch and single storey rear extension, hereby approved, shall match in type, colour and texture those on the existing dwelling.

The external materials of the garage extension, hereby approved, shall match in type, colour and texture those on the existing detached garage.

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.

- 4 Unless otherwise agreed in writing with the Local Planning Authority, the area of raised timber decking hereby approved shall not be brought into use until such time as the timber screening panels shown on approved drawings 191.14.K06_105 Rev.B and 191.14.K06_108 Rev.A have been provided in full accordance with those drawings, and such timber screening panels shall be retained at all times thereafter.

Reason: In the interests of the amenities of the occupiers of the adjacent property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Unless otherwise agreed in writing with the Local Planning Authority, the new parking area to the front of the property shall be constructed wholly of permeable or porous surfacing.

Reason: In the interests of amenity and highway safety and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.