
Site Address:	202 Barncroft Way, Havant, PO9 3AN		
Proposal:	First floor side extension.		
Application No:	APP/14/00906	Expiry Date:	31/10/2014
Applicant:	Mrs Bone	Team:	Team 1
Agent:		Case Officer:	Richard Temple
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Two-storey semi-detached dwelling located at the junction of Barncroft Way and New Road, Havant. The dwelling forms the southern half of the pair and has been previously extended on all sides, with a substantial brick wall bounding the property to the front, side and rear. The dwelling features traditional brick and tile construction, including tile hanging.
- 1.2 To the north of the site lies its attached neighbour, No.200, which has not been previously extended. To the west lies a garage court with further residential development in Brookfield Close beyond. To the south, across the wide expanse of New Road are the four-storey flats of Chidham Close; to the east lie the grounds of Havant College.

2 Planning History

92/52840/001

Two storey side extension. Permitted 2/7/92.

95/52840/003

First floor extension on south elevation. Permitted 14/12/95.

97/52840/004

Pitched roof to garage and revision to 95/52840/003. Permitted 23/5/97.

99/52840/005

Two storey front extension. Refused 30/11/99.

00/52840/006

Single storey front extension. Permitted 19/4/00.

04/52840/007

Infill existing covered way and new front porch. Permitted 8/7/04.

05/52840/008

Single storey side extension and front porch. Permitted 16/8/05.

06/52840/009

Single storey side extension and front porch (revised). Permitted 3/4/06.

3 Proposal

- 3.1 As originally proposed, the application sought approval for a first floor extension over the existing single storey rear extension to extend an existing bedroom; and a first floor extension over part of the existing ground floor accommodation to the south side elevation, again to extend an existing bedroom. In light of representations received, and following negotiation with the case officer, the rear extension has been omitted from the scheme. As such the application is for the south facing side extension only.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Design Guide Supplementary Planning Document 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Biodiversity Information Centre

Site within 50m of a site featuring protected species (bats).

Comment: *The application is for a first floor addition to an existing property and as such is unlikely to have any impact upon protected species.*

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: 23

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Summary: (Original proposals for both side and rear extensions)

- 6.1 Further additions will represent overdevelopment given the extent of previous extensions to the property.
- 6.2 Rear extension will adversely affect daylight to the rear of No.200 Barncroft Way.
- 6.3 Impact of noise and mess arising from the construction process.

- 6.4 Resulting property will be out of character with the immediate vicinity.
- 6.5 Adverse impact on value of nearby property.
- 6.6 Development will obstruct light and outlook to 11 and 12 Brookfield Close.
- 6.7 Development will cause issues with parking in Brookfield Close - there is a history of problems arising from the Brookfield Close turning head and garage court area to the rear of 202 Barncroft Way.
- 6.8 Development will cause a loss of privacy to occupiers of 12 Brookfield Close.
- 6.9 Concern over fire escape regulations as the house is let to single tenants.

Summary: (Revised proposals for just side extension)

- 6.10 House has been over-developed and is not in keeping with the area.
- 6.11 Development will give rise to disruption to residents of Brookfield Close.
- 6.12 Main problem (rear extension) has been omitted from the revised plans; and therefore will not object.

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
- (iv) Parking issues

(i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The fact that the property has previously benefitted from a number of extensions does not preclude proper consideration being given to this proposal, which has been reduced down to just the side extension since submission, and which must be determined on its own merits.

(ii) Impact upon the streetscene

- 7.3 As the planning history demonstrates, the property has previously been extended in an incremental fashion over the years such that it presents a far more significant building mass to the street scene than its attached neighbour or the other similar scale properties in Brookfield Close adjacent. This additional building mass is however mitigated to some extent by the property's position at the junction of Barncroft Way and New Road, where the road junction and wide carriageway result in the development not appearing unduly assertive in the street scene.

- 7.4 Against this backdrop the proposal as amended seeks permission for a first floor side extension of only 1.2m depth and 4.3m width, with a pitched roof design tying into the main roof. Materials are proposed to match the existing dwelling, with no openings to the front or rear and a juliet balcony to the south side facing onto New Road. It will project no further forward towards the New Road frontage than the existing side extension, will still lie behind the building mass of the existing garage, and will read as a clearly subservient element on the side elevation of the property, adding further interest and focus to a somewhat unresolved (in design terms) collection of extensions. Whilst a further addition to an already extended building, the modest scale and position of the extension on the property are considered to result in a development which will not harm the visual amenities of the street scene or locality.

(iii) Impact upon residential amenity

- 7.5 The principal impacts upon residential amenity are considered to be to the adjacent properties in Barncroft Way and Brookfield Close only. With regard to the impact upon the attached neighbour (No. 200 Barncroft Way), with the removal of the originally proposed rear extension the first floor side extension will not be visible from this property and thus have no impacts upon amenity (other than through the construction process, which can be controlled through environmental health legislation).
- 7.6 With regard to the adjacent properties in Brookfield Close, these lie some distance from the side extension (in excess of 20m) with the garage court lying in between. Having regard to the modest size and position of the side extension, it is not considered to have any adverse impacts upon these properties.

(iv) Parking issues

- 7.7 A number of representations have raised concerns about parking issues arising in the vicinity of the site. This application, however, seeks approval only for an extension to an existing bedroom - thus the level of occupancy of the dwelling, and related car activity, is unlikely to increase, and there are no grounds to refuse the application on the basis of existing reported problems.

8 Conclusion

- 8.1 As amended, the application is considered to be acceptable in terms of its design and impact upon neighbouring properties, and it is not considered that it will exacerbate any existing car parking problems. It is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00906 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

3995/5 - Rev A (Elevations)

3995/3 - Rev A (Floor plan)

Reason: - To ensure provision of a satisfactory development.