
Site Address:	14 Iping Avenue, Havant, PO9 4RH		
Proposal:	Two storey side extension.		
Application No:	APP/15/00433	Expiry Date:	06/07/2015
Applicant:	Miss D Slade	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Warren Park		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The site relates to an end of terrace two storey dwelling located on the eastern side of Iping Avenue, which is characterised by other high density terraced dwellings fronting an open grassed square. There is a footpath running along the southern boundary of the site, between No 12 & 14, that links Iping Avenue with Norley Close to the north-east. The terraces of Iping Av are long, 6 dwellings per terrace, and the end dwellings of each terrace projects slightly further forward and is gable fronted. In the case of the application site and No 12 to the south, the gable fronts contain only a ground floor bay window with first floor window above - the entrance doors are on the 'side' elevations facing each other across the intervening footpath. These side elevations are each set back some 3.2m from the back edge of the footpath giving a separation of approximately 8.5m between two storey facades. There is a degree of symmetry about this siting and layout in street scene terms.

Both No 14 & 12 have original single storey flat roofed outbuildings set towards the rear of the dwellings and extending into their rear gardens; and these extend right up the edge of the site i.e. footpath boundary. Both have 1.8m high close boarded fences beyond, forming their rear boundaries to the footpath. Infront of the outbuildings No 14 has a low wall forming the side boundary and No 12 a post and wire fence. The land slopes very gently from north to south such that No 14 is set slightly higher than No 12. Both have hardsurfaced front gardens providing some off-road parking.

2 Planning History

None

3 Proposal

The application proposes a full depth two storey side extension that would be 3.175m wide by 8.2m long. (NB/ measurements taken from those annotated on plans which are slightly smaller than if scaled). The roof would be gable ended facing south, with ridge and eaves aligned with existing. The existing single storey outbuilding would first be demolished to make way for the extension. The entrance door would be re-sited onto the front i.e. western elevation, which would also feature a ground floor bay window to match the existing. The new side, south, elevation would have 6 windows.

4 Policy Considerations

National Planning Policy Framework

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

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

The Borough Design Guide SPD, Dec 2011

and Residential Parking and Cycle Provision SPD, March 2010

5 Statutory and Non Statutory Consultations

Southern Water - public foul and surface water sewer runs adj site - building over a public sewer is not normally permitted but an application could be made by applicant; no development or trees within 3m and no soakaways within 5m; conditions suggested & formal application to connect required
Development Engineer - Highways - no adverse comment on this application

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 and footpath
- (iii) Impact upon residential amenity
- (iv) Sewer

- (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 and footpath

Currently there is a sense of symmetry and spaciousness between no 14 and 12 with the central footpath between. The hipped roofs with eaves separation distance of some 8.5m results in considerable skyline and visual space between the two dwellings. The proposed extension would extend right up to the back edge of the footpath with a high gable end fronting the footpath and No 12, i.e. re-orientate the gable end from front (west) to side (south). This additional bulk and mass of extension and roof would erode this sense of space and be harmful to the appearance of the street scene. The gap between these dwellings is important to the setting of the terraces and the adopted Residential Design Guide SPD at para 5.38 specifically seeks to resist the loss of such gaps. Furthermore the proposed change to roof profile would upset the visual balance of the terrace as a whole - currently both blocks of terraces on the eastern side of Iping Av have hipped roof ends - to change this to a gable end would detract from the balanced visual appearance in street scene terms (note - in this instance a hip to gable extension could not be done as pd because the existing principal elevation of the dwelling is considered to be the south containing the front door which also fronts a footpath which is a 'highway' - so would fail criteria c) of Class B). The proposed ridge line is also at full height, aligned with the existing ridge, and is not subservient to the host dwelling as advocated by the adopted Residential Design Guide SPD at para 5.37.

The proposed two storey elevation at the back edge of the footpath would also create a very dominant and oppressive sense of enclosure to users of the footpath, with the narrowing and tunneling of the footpath. This would be detrimental to the amenity of users of the footpath.

It is considered that the height and proximity of the extension to the footpath would be harmful to both the visual appearance of the street scene and users of the footpath, contrary to Policy CS16 c) and the Design Guide SPD.

(iii) Impact upon residential amenity

In this high density residential area the proposed two storey extension with its associated additional windows, particularly those at first floor level, would not actually result in any significant additional overlooking or loss of privacy. The new side (south) elevation, including 6 windows, would become closer to the north elevation of No 12 and some direct views across the footpath to the windows on No 12 may be possible - but since this footpath is publicly used these windows are not particularly private. It is considered that the proposal would not result in any additional harm to the amenity of adjacent residents.

(iv) Sewer

The consultee response from Southern Water indicates that there is likely to be a public sewer running down the line of the footpath. Building over or near it, whilst not normally permitted by Southern Water, would need a separate application to Southern Water - it may be that this could prevent the extension being implemented but this is a separate issue and would not prevent permission being granted if all other matters were acceptable.

8 **Conclusion**

It is considered that the height and proximity of the extension to the footpath would be harmful to both the visual appearance of the street scene and users of the footpath, contrary to Policy CS16 c) and the Design Guide SPD. Therefore the application is recommended for refusal.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/15/00433

(A)

(B) for the following reasons

- 1 The proposed development by reason of its height, roof design and proximity to the adjacent footpath would result in a loss of space about the building and gap between terraces, and be a bulky and dominant feature within the streetscene, harmful to the existing visual appearance and symmetry of the streetscene. Furthermore the proposed two storey gable end adjacent the footpath would be overly dominant and oppressive, creating a sense of enclosure, detrimental to the amenities of the users of the footpath. The proposal is therefore contrary to the National Planning Policy Framework 2012, policy CS16 c) of the Havant Borough Local Plan (Core Strategy) 2011 and the adopted Borough Design Guide SPD 2011.