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|-----------------|---------------------------------------------------|---------------|-----------------|
| Site Address:   | 73 Linkenholt Way, Havant, PO9 4AS                |               |                 |
| Proposal:       | Two storey side extension. (Revised application.) |               |                 |
| Application No: | APP/15/00594                                      | Expiry Date:  | 27/07/2015      |
| Applicant:      | Mr Couper                                         | Team:         | Team 2          |
| Agent:          | Mr Hinton                                         | Case Officer: | Daphney Haywood |
|                 | Corinthian Architectural Design                   |               |                 |
| Ward:           | Barncroft                                         |               |                 |

Recommendation: **GRANT PERMISSION**

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## 1 **Site Description**

The site lies on the south-western side of Linkenholt Way on the junction with Plaitford Grove and comprises an end-of-terrace two storey dwelling. The property is constructed of red brick beneath a red tiled roof and has a gable end. There is currently a small lean-to style conservatory on the end, south-eastern, elevation, another similar conservatory on the rear elevation, and a front porch with canopy roof across the whole frontage. A loft conversion has also taken place with a roof light fitted in each roof slope. At the rear of the garden, adjacent the boundary with 2 Plaitford Grove, is a detached flat roofed garage, and there are double gates in the boundary wall serving the garage.

The side elevation of the dwelling is currently set back 5.1m from the highway - Plaitford Grove. There is a boundary wall to Plaitford Grove comprising a 1.8m high brick wall at the edge of the highway, and at the corner onto Linkenholt Way the wall lowers to approximately 1m high. The whole frontage is block paved and available for the parking of cars - probably 3 cars could be parked off the highway, in an adhoc manner

## 2 **Planning History**

02/65825/000 - Rear extension and increase height of part of boundary wall to 1.86m Permission 19/8/2002 *NB - appears wall was implemented but rear extension was not, which would make this pp extant*

APP/14/00655 Two storey side extension. Refused 2014:-

*The proposed two storey side extension, by reason of its bulk and mass close to the back edge of the highway on a prominent corner location, would be an overbearing and incongruous feature within the streetscene to the detriment of the visual amenities of the area. The siting of the proposed extension, forward of the building line set by development in Plaitford Grove, is not considered to respect the immediate surroundings and would be harmful to the character and appearance of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the adopted Borough Design Guide, 2011 and the National Planning Policy Framework 2012.*

APP/15/00311 Two storey side extension. (Revised Application) Permit.

## 3 **Proposal**

Two storey side extension. (Revised application.)

#### **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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

#### **5 Statutory and Non Statutory Consultations**

Development Engineer - Highways- no adverse comment to this application  
Southern Water- Public foul sewer crosses site. If diverted a formal application must be made & there must be no loss of hydraulic capacity; 3m clearance either side must still be retained; no soakaways within 5m

#### **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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

#### **7 Planning Considerations**

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) Highway and Public Sewer matters

- (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 extension relates to the host dwelling and follows the overall design

principles of the house. The refused extension was 4.9m wide and was considered overly large and extended the house right up to the existing boundary wall, which sits at the back edge of the pavement, and hence the development would have been particularly dominant and overbearing to the users of the highway and result in a loss of visual space about the dwelling on this prominent corner site, with the proposed mass and bulk harming the visual appearance of the street scene.

The approved revised application reduced the width of the extension by 2m to 2.9m wide, so that it was 2m from the side boundary wall with Plaitford Grove. The current application is for an extension 3.8m wide and 1.25m from the side boundary wall but of reduced depth and incorporates a lower ridge line. As such it would appear subservient, and overall the development would be less dominant in the street scene than that previously refused.

The extension would sit significantly forward of properties in Plaitford Grove. However, it would be some 14m from the nearest property and given this separation combined with the subservient form of the proposal, any impact on the street scene is not considered so detrimental as to support refusal.

The revised proposal is considered acceptable in respect to the immediate context of its surroundings and the visual amenity of the street scene and to comply with policy CS16 or the Borough Design Guide.

(iii) Impact upon residential amenity

Due to its corner location there would be no additional overshadowing or loss of privacy to adjacent residents as a result of the proposed extension. The only side window facing No 71 serves a bathroom and could be obscure glazed. The first floor window in the rear elevation serves a bedroom and would provide views down Plaitford Grove highway and not close of any rear private garden area. Therefore in terms of impact on privacy and light, this proposal would be unlikely to cause any loss of amenity to neighbours

(iv) Highway and Public Sewer matters

It is not clear how many bedrooms in total this property would have as the loft area is not shown. But assuming there were 4 bedrooms, then 3 on site parking spaces would be required. The front forecourt area is hard surfaced and could probably park 3 cars and therefore it is considered that adequate car parking exists on site to serve the proposal. A confirmatory plan to show the layout can be obtained by condition..

The response from Southern Water and associated plan shows a main public foul sewer crossing the site. Whilst this does not prevent the issue of a planning permission, as it could be diverted, realistically this poses a significant issue for the applicant to overcome - particularly so as even if diverted it must still not be within 3m of any building or 5m of any soak away. Given the tight linear layout of the surrounding area this would be difficult to achieve without diverting to the public highway. This issue must be noted on the decision notice as an Informative.

## **8 Conclusion**

The works as now proposed are considered acceptable and to comply with the provisions of Policy CS16 1c and e, and approval is recommended.

## 9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00594, 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:  
  
OS location plan and site plan  
Existing and proposed scheme drawing 001 dated 28/05/2015  
  
**Reason:** - To ensure provision of a satisfactory development.
- 3 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.
- 4 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.  
**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The window(s) at or above 1st floor level in the side (south east) elevation of the building shall:-
  - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and
  - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.  
**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 2012.