
Site Address:	14 Trosnant Road, Havant, PO9 3BA		
Proposal:	Single storey rear extension with associated ground level changes to rear.		
Application No:	APP/14/01220	Expiry Date:	30/06/2015
Applicant:	Mr & Mrs Stuart	Team:	Team 1
Agent:		Case Officer:	Daniel Gender-Sherry
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.14 Trosnant Road is a detached bungalow, situated mid way along a quiet residential street. All these dwellings have parking spaces to the front and generally there is a feeling of spaciousness.

To the rear of No 14 and its immediate neighbours are a run of mature trees, separating the gardens from Stockheath Lane which runs parallel.

Due to a sharp change in levels, the neighbour to the north east sits over a metre above that of No.14. To the south west sits No.16 which has its detached garage providing screening for half of the garden between these two dwellings.

Parking is restricted on the main road during the weekdays which provides for a clear and well kept streetscene.

2 Planning History

None Relevant

3 Proposal

This application seeks permission for the erection of a single storey rear extension, along with a large (4.6 x 7.4 metre) raised patio area, and screening wall located along the south western boundary.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

None relevant

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: 1

Summary: Loss of Privacy from people standing on the raised patio area being able to look into neighbour garden (No.16)

Comment: Valid objection - was raised with applicant who has since offered to install a 2.85 metre wall adjacent to the patio and extending past by 1.3 metres which will prevent overlooking.

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

This development is located to the rear of this property and as such is entirely obscured from Trosnant Road. The development is partially visible from Stockheath Lane, however this is a quiet lane and mature vegetation provides a good degree of screening. Add the natural screening to the distance that Stockheath Lane is from the development and the result is something that is not considered to cause any significant harm.

(iii) Impact upon residential amenity

One objection was received by the immediate neighbour to the south west (No.16) relating to a loss of privacy from people standing on the raised, projecting patio. This development was built before this report was written, enabling validation of the

objection to be made. It was put to the applicant that they had to address this issue, either through installing a privacy screen on the edge of the patio itself (preferred choice), or by adding additional height to the existing boundary fence (chosen). The applicant and the objecting neighbour agreed to the 1.95 metre block wall section, on top of which stands a wooden 0.9 metre fence (the two combined total 2.85 metres high). This provides sufficient screening to prevent overlooking from all positions on the patio. It is noted that the applicant has not painted the block wall on the objecting neighbours side, however it has been recommended that these neighbours come to an amicable agreement over the finished treatment on the objectors side, as this wall is otherwise considered unsightly and unneighbourly. It is considered appropriate that a condition be imposed to ensure that the south west elevation of the wall is painted with a suitable colour (to be agreed before application) to improve its visual quality as viewed from the occupiers of No.16.

The actual extension of the dwelling extends rearwards a distance of 3 metres, however its size feels larger due to the sloping ground level of these gardens. Notwithstanding this, its impact upon No.16 is lessened by the position of No.16's garage which provides a high level of screening from the extension. It is worth noting that the objection only related to a loss of privacy from the patio, and not the extension of the dwelling. Overall it is considered that no significant harm results from the presence of the extension to No.12 (north east neighbour) due to the intervening structures and an acceptable level of impact which is mostly mitigated by existing screening to No.16 (south western neighbour).

8 Conclusion

On balance, and in light of the provided taller boundary wall, affording a return of privacy levels for the neighbouring dwelling, it is considered that this development should be granted permission for reasons of its impact being acceptable.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01220 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:

Site Layout Plan Drawing No. 4143/500 - Rev B (ref:Tros 1)
Proposed Ground Floor Plan Drawing No. 4143/3 - Rev A (ref: Tros 2)
Proposed Elevations Drawing No. 4143/4 - Rev A (ref: Tros 3)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used in the construction of the extension 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 southwestern elevation of the boundary block wall (annotated "1.95m high wall with 0.9m timber fencing on top" on the approved plans) shall be painted within a period of 3 months of the date of this permission; the details of such colour having been first submitted to and approved in writing with the Local Planning Authority.

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.