
Site Address: 1 Trosnant Road, Havant, PO9 3BA
Proposal: Rear/side extension with rooflights to both sides; infill section to front entrance of property and other external alterations; new vehicular access and driveway to front of property.
Application No: APP/15/00153
Applicant: Mr & Mrs Goodman
Agent: Mr Granger
Ward: Bedhampton

Expiry Date: 22/04/2015
Team: Team 1
Case Officer: Richard Nash

David Granger Design Ltd

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached single storey dwelling of traditional character and brick, render and tile finish, located within a reasonably sized plot at the south east corner of a bend towards the eastern end of Trosnant Road, west of its access with Barncroft Way. The locality predominantly comprises medium density residential development of a broadly similar character.

The site has a dwarf wall to the public highway along the western and part of its northern boundary. The remaining boundary treatments comprise 1.8 metre high fencing, with the exception of the wall of a detached garage serving 3 Trosnant Road to the south and a garage serving 184 Barncroft Way, and adjoining that serving the application site, on its eastern boundary. The original vehicular access to the application site is located at its north-eastern corner and is currently fenced off from the rest of the site, with a pedestrian gate providing access.

2 Planning History

None.

3 Proposal

The current application proposes rear and side extensions to the dwelling with the insertion of rooflights to each side, an infill section to the front entrance of the property, external alterations and a new vehicular access and driveway to the front of the dwelling. The access would not have required planning permission and has already been constructed.

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 Design Guide Supplementary Planning Document 2011

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer: Would normally have recommended approval with an informative but had concerns over the position of the new access. The new access does not require planning permission but needs the approval of the Hampshire County Highway Maintenance Department (HCC) using the standard approval process. Suggested the applicant delete the new vehicular access from the planning application and pursue the dropped kerb approval as a separate matter.
Following receipt of evidence of HCC Approval: Original application does not need to be modified and now have no adverse comment to the 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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

Overall size is far larger than anticipated and will make this bungalow much larger than others in the road.

Proposed extension will block outlook from kitchen window of 3 Trosnant Road – replacing outlook with a tiled roof and brick wall. This will also impact on the amount of light that enters the kitchen.

Property is on a bend and any car or caravan parked in access drive would block the view of oncoming vehicles, and as such would prove hazardous when exiting 3 Trosnant Road.

Comment:

These matters are discussed within Section 7.

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 on the application site and locality
- (iii) Impact on neighbouring amenity and Highway Safety

(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. Furthermore, the provision of extensions and alterations to a dwelling of this scale and character would also normally be acceptable in principle.

(ii) Impact on the application site and locality

The proposed extensions would appear as complementary additions to the existing dwelling. The shape of the plot is restricted somewhat by its curved boundary with the public highway. However, the proposals would leave a good amount of amenity space with a reasonable amount being private by virtue of existing fencing - whilst the depth of the remaining rear garden at 6.94m is less than that recommended in the Borough Design Guide SPD this is compensated for by the generous private amenity space provided to the side of the dwelling. The proposed access and drive has resulted in the loss of low privacy open garden space adjoining the curve in the public highway, but has been able to be constructed without the need for planning permission with the approval of HCC as Highways Authority.

The proposed access and drive does not appear incongruous within this residential street scene. The proposed side extension would have no significant additional impact in the street scene. Because of the corner location of the plot, the rear extension would not have a material impact on the western element of the street scene.

The proposed rear extension would follow the lines of the dwelling and would thus be set back from the highway by approximately 6 metres in the northern part of the street scene. Although the upper part of the proposed extension would be visible here, the lower part would be screened by existing fencing. The proposal would ensure that a good distance is retained between the dwelling and that at 184 Barncroft Way (albeit with the existing adjoining garages therein).

For these reasons, it is considered that the proposals would not have a detrimental impact on the character and appearance of the application site or locality.

(iii) Impact on residential amenity and Highway Safety

The Local Highway Authority has approved the new access. There is therefore no justification for refusing the planning application for reasons relating to the safety of users of the public highway or other driveways in the vicinity. The proposed extension would be located approximately 10 metres from the boundary of the property with 184 Barncroft Way and should not therefore have any significant impact on that property.

The site lies to the north of the only other adjoining property, 3 Trosnant Road. The proposed extension should not therefore give rise to any significant shadowing to that property. Existing side elevation windows at number 3 face directly towards the existing dwelling on the application site, rather than the space where the extension would appear. Impact on outlook from and daylight to these windows would thus be somewhat oblique, and in any case these amenities are already restricted by way of the existing boundary fence and the garage serving number 3. There are no new windows proposed to be facing in this direction.

For these reasons, and notwithstanding the objection received, it is considered that

the proposals would not have a sufficiently detrimental impact on the amenities of occupiers of neighbouring properties to warrant a refusal of the application.

With regard to the host dwelling, as noted above the depth of the remaining rear garden at 6.94m is less than that recommended in the Borough Design Guide SPD, however this is compensated for by the generous private amenity space provided to the side of the dwelling. As such it is considered that the remaining private amenity space is sufficient to meet the needs of occupiers of the extended dwelling.

8 Conclusion

The proposed extensions, alterations, vehicular access and driveway would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or locality, the amenities of occupiers of neighbouring properties or highway safety. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00153, 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:

14.3044 (Location Plan)
14.3044.08 A (Detailed Planning Proposals)

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.