
Site Address:	28 Winterslow Drive, Havant, PO9 5DX		
Proposal:	Two storey side extension. (Revised application).		
Application No:	APP/15/00111	Expiry Date:	06/04/2015
Applicant:	Mr C Hunter	Team:	Team 2
Agent:	Mr D Treagus	Case Officer:	Bee Crawford
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terraced dwelling with a brown pitched tiled roof and elevations of red multibrick. There is open vehicular access to the front which inclines towards the property and consists of a shingle parking area, block paving and shrubs, with a 1 metre high wall rising to 1.35 metres to the front boundary, a 0.9 metre high fence to the side and a 1.8 metre high fence and gate leading to the rear garden. The rear garden is level and of an irregular shape with areas of concrete, shingle, shrubs and paving slabs. There is a 1.1 metre high fence rising to 1.9 metres to the eastern boundary, the boundary to the south west is open and there is a large shed to the rear.
- 1.2 The adjoining property of a similar age style and design lies to the south west and two storey terraced dwellings are to the east, the rear and opposite. The surrounding area is of medium density consisting of ex-local authority two storey terraced and semi-detached properties of a similar age, style and design.

2 Planning History

APP/14/00971 - Two storey side extension and pitched roof over existing bay and porch, application withdrawn 02/12/2014.

3 Proposal

- 3.1 The proposal is for a two storey and single storey side/rear extension with a bay window and canopy to the front. The two storey element has a depth of 5.15 metres, a width of 3.7 metres and a pitched roof to an eaves height of 4.5 metres and a ridge height of 6.6 metres. The single storey element is 1.25 metres in depth, 3.7 metres in width with a flat roof of 2.7 metres. The canopy to the front is 1.3 metres in depth, 8.2 metres in width with a mono-pitched roof to a height of 2.8 metres and the bay window beneath is 0.55 metres in depth and 2.25 metres in width. The total depth of the extension is 6.95 metres. This is a revised scheme following the withdrawal of the previous proposal.

4 Policy Considerations

National Planning Policy Framework

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

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse comments.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Appropriateness of design and impact on the streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and impact on the streetscene _

7.3 The proposed extension would be visible from the public realm, the property being situated at the end of a terrace on a part corner plot with a predominantly open frontage, around 6 metres away from the highway . The revised scheme is for the two storey element of the proposal to be located approximately 2 metres from the side boundary and whilst it is not set back from the existing building line, it has a lower ridge height which clearly demonstrates subservience to the main building. This meets the requirements of the adopted supplementary planning guidance in the form of the Borough Design Guide which advises that it is important that gaps are retained between buildings and recommends 2 storey extensions should be at least 2 metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected. The proposed additional bedroom does not trigger the need for any additional on site parking.

7.4 The design and appearance of the extension including the remaining elements of the proposal, are deemed to be appropriate in context to the main building and therefore

considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in a harmful impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 Following the submission of the original application, concerns were raised by the neighbour at 26 Danebury Close with respect to the extension being too close to the boundary, loss of daylight, overbearing and overlooking, which was accentuated by the application site being at a higher level than this property. However, this application was withdrawn and revised plans were subsequently submitted which reduced the width of the extension by 0.8 metres, the depth at first floor level by 1.2 metres from the rear of the property and the overall height by 0.5 metres.
- 7.5 A condition restricting the provision of any additional windows in the side and rear elevations of the extension at first floor level and above is recommended to reduce the risk of overlooking to the property at 26 Danebury Close. It is therefore considered the revised plans and proposed condition have addressed the concerns to moderate the effect of the scheme. No objections have been received for this application and the degree of impact is not considered so great as to constitute a defensible reason for refusal. The neighbouring property to the south west and the properties opposite would not be adversely affected by the proposed extension, therefore meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00111 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the side and rear elevations at first floor level and above without the prior written approval of the Local Planning Authority.

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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 14/378/01 - Location plan, block plan, proposed floor and elevations plan

Existing floor and elevations plan

Reason: - To ensure provision of a satisfactory development.