
Site Address:	4 Chace Gardens, 141 Stakes Road, Waterloooville, PO7 5PL		
Proposal:	Two storey extension to existing front (north) elevation; new porch to west elevation.		
Application No:	APP/14/00205	Expiry Date:	28/04/2014
Applicant:	Mr J Stewart	Team:	Team 1
Agent:	Mr D P Manns	Case Officer:	Stephen Andrews
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey detached dwelling within a reasonable sized verdant plot. The dwelling has a gable front and a central two storey gable on the west facing side elevation. The site is enclosed by close boarded fencing and high level, largely evergreen hedging.

The application site is accessed via a long gravel drive, off Stakes Road. The narrow drive serves several large detached dwellings in reasonable sized plots. The area is residential in character with a variety of architectural styles.

2 Planning History

93/51138/004 - Two storey and single storey extensions including other elevational alterations. Approved - 21/09/1993.

07/51138/009 - 1No. 4 bed detached dwelling and garage. Refused 14/3/08 on grounds of cramped development; impact on adjoining properties; lack of green transport contribution.

08/51138/010 - 1No. 2 bed detached dwelling and garage. Refused and subsequently dismissed on appeal 29/5/09 on grounds on impact of character of area and neighbouring properties.

3 Proposal

Planning permission is sought for a two storey front extension, with porch addition also to the west elevation.

The front extension would measure 4m in depth, 6.8m in width, 6.3m in height, with ridge line and eaves level to match that of the existing dwelling. The nearest boundary is to the east and is some 5m from the side wall of the extension.

The new porch would measure 1.4m in depth, 2.2m in width and 3.2m to ridge height.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Havant Borough Design Guide Supplementary Planning Document 2011

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

5 Statutory and Non Statutory Consultations

Arboriculturalist - No objection subject to a condition requiring details of an Arboricultural Tree Protection Plan (ATPP)
Development Engineer - None received

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:

- 6.1 Objection on basis of similarity between this scheme and the two previous refusals:
 - Overlooking from first floor windows
 - Loss of amenity
 - Over intensive development
- 6.2 Windows facing Nos 1 and 2 Chace Gardens should be removed or obscure glazed
- 6.3 Works should only be undertaken between 8:00am and 17:00pm Mon-Fri
- 6.4 Communal drive should be kept clear

Comment:

The previous refusals were for substantial detached dwellings and garages in the northern grounds of the application site. By contrast, this application is for a modest addition to the existing dwelling, and is considered, in principle, materially different from the schemes previously refused in terms of its impact on the character of the area and neighbouring properties. The development is considered to be within the parameters of permitted development, this is a significant consideration in the determination of this application.

The separation distances and existing boundary screening are considered to be sufficient to ensure neighbour amenity is not unacceptably harmed.

The extension is considered to be appropriate to the plot and as mentioned above could be constructed under permitted development entitlement.

Disturbance from works outside normal operating hours would be covered by other legislation and should not be controlled through the planning system without good reason.

Obstruction of the communal drive would be a civil matter, not a material planning consideration.

7 Planning Considerations

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Purbrook where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

It is noted that the two storey front extension appears to comply with the Town and Country Planning General Permitted Development Order 2008, Schedule 2, Part 1, Class A, criteria (d) which would allow a two storey front extension that is not fronting a highway. The application site does not front a highway and complies with the eaves and ridge height requirements (matching that of the original dwelling) and is more than 2m from any boundary of the site. The porch however, would exceed the permissible allowances allowed by Class D of the Order, and would not be permitted development.

(ii) Impact on neighbour amenity

The nearest neighbour is 2 Chace Gardens, some 15m from the proposed two storey front extension. The nearest neighbour thereafter (excluding 1 Chace Gardens which is situated behind the existing dwelling) is 145 Stakes Road some 35m away.

It is considered that the separation distances from adjoining neighbours, built relationship, existing boundary screening and the fact that the only first floor window in the extension would look out to the north combine to ensure that neighbour amenity will be protected from unacceptable harm. It is noted that the rooflights would be 1.7m or above finished floor level, ensuring that there would be no significant vantage points from these windows.

It is therefore considered that the proposed two storey front addition would not materially harm the residential amenities of the immediate neighbours by reason of overlooking, loss of privacy, overshadowing, overbearing effect and loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

As mentioned above this element of the proposal is considered to be materially different from the previous schemes for development proposed for this site, and also constitutes permitted development which also weighs in favour of its acceptance, particularly when assessing impact on neighbour amenity.

The porch would not give rise to harm to neighbour amenity due to its relatively small scale and distance from adjoining neighbours.

(iii) Impact on the character and appearance of the area

The development proposed is relatively large, however it is considered to be suitably

integrated with the host dwelling and would sit comfortably within the plot leaving sufficient amenity space for existing occupants. The porch is also considered to be an attractive addition sympathetically relating to the architectural style of the dwelling.

It is therefore considered that the development would not have an impact on the prevailing character and appearance of the area. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. Regard has also been given to development allowed by the General Permitted Development Order for Householder development. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00205 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 No development including site clearance shall commence on the site until an Arboricultural Tree Protection Plan (ATPP) has been submitted to the local planning authority and agreed in writing. The ATPP shall thereafter be installed in accordance with the approved details prior to the commencement of development and retained until the development is complete in accordance with BS5837 2005.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The roof windows shown in the side (west) elevation on approved Drawing No. STEWART 01A 1 of 2 shall have a minimum cill height of 1.7m above finished floor level, and shall be retained in that condition at all times.

Reason: To protect the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan - 1:1250 - Stamped 3rd March 2014

Block Plan - 1:500 - Stamped 25th February 2014

Drawing No. STEWART 01A 1of 2

Drawing No. STEWART 01A 2of 2

Reason: - To ensure provision of a satisfactory development.