
Site Address:	10 Elm Park Road, Havant, PO9 2AD		
Proposal:	Two storey side extension. (Revised application)		
Application No:	APP/13/01014	Expiry Date:	09/12/2013
Applicant:	Mr Williams	Team:	Team 1
Agent:	Mr P Walker	Case Officer:	Heather Lealan
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located within the settlement boundary of Havant where the principle of development is acceptable.
- 1.2 Elm Park Road is a residential road characterised by a variety of dwelling types both two storeys and three storeys in height. It was noted that there was a distinct separation point in respect of character of dwelling at around the half way point of the road. The initial half was made up of two storey detached, terraced and semi-detached dwellings with spacing between the properties. The second half was made up predominantly by flatted development up to three storeys in height.
- 1.3 The application site is made up of a two storey semi-detached dwelling with plain tile hipped roof and pebble dashed walls. The dwelling has a large rear conservatory style extension and attached garage to the side. There is on site parking to the front of the site with vehicular access on to Elm Park Road.

2 Planning History

APP/10/00370

Rear conservatory - Approved - 20/10/2010

APP/13/00573

Two storey Side Extension - Refused for the following reason;

The development by reason of its height, width and proximity to the shared boundary with 12 Elm Park Road would result in the semi-detached dwelling appearing unbalanced with the erosion of space to the site. The result would be a development that creates a loss of space and openness within the street scene to the detriment of the visual amenity and character and appearance of Elm Park Road. Further the proposal could lead to an unacceptable precedent, which if replicated would result in a 'terracing effect' of development along Elm Park Road which would significantly alter its prevailing character and appearance. The development therefore conflicts with the principles and requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012

3 Proposal

- 3.1 Planning permission is sought for the erection of a two storey side extension with integral garage. This is a revised application and it measures approximately 2.9m in width, 8m in depth at ground floor (that of the existing dwelling) but with a reduced

depth of 6.1m at first floor, and 7.6m to ridge height (that of the existing dwelling being approximately 8.3m).

- 3.2 The previously refused extension measured approximately 2.9m in width, 8m in depth at ground floor (that of the existing dwelling) and 8m at first floor and 8.3m to ridge height (that of the existing dwelling).

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

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

No comments received; however it is noted that the site plan demonstrates that the Council's adopted car parking standard can be achieved on site even after the development has taken place.

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: None

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 on neighbour amenity
- (iii) Impact on the character and appearance of the area

- (i) Principle of development

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

considerations.

(ii) Impact on neighbour amenity

- 7.3 The proposed two storey side extension would see the dwelling extended up to the shared boundary with 12 Elm Park Road; this would leave a gap of approximately 2.8m between the two dwellings. It was noted on the officer site visit that there is a first floor window in the flank elevation of 12 Elm Park Road, however, this was believed to be either a secondary window or that serving a landing. As such whilst there would be some impact on this window in respect of reduced light it is not considered that this would be to a principal window serving a habitable room, and no objections have been received from this property.
- 7.4 In respect of the location of the extension and the fact that it does not extend further forward or rearward of the host dwelling or that of neighbour 12 it is not considered that the development as proposed would result in matters prejudicial to neighbour amenity. It is possible that there would be some overlooking from the rear first floor windows over the garden of neighbour 12, however this would be an oblique and limited view (due to the existing boundary screening) and would be consistent with dwellings positioned next to each other.
- 7.5 Having regard to the above information it is considered that the development would not result in unacceptable harm to neighbour amenity by reason of overlooking, loss of privacy, overshadowing, overbearing effect or loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

- 7.6 This revised scheme reduces the ridge height of the proposal and sets the front elevation at first floor level back from the front elevation of the main dwelling house by 2m, thus ameliorating the potential negative impact of the initial scheme which was refused on visual amenity grounds. It is considered that this revised scheme represents a good quality of design and is in keeping with the main dwelling house
- 7.7 The changes result in a subservient form of extension and this aids in creating a reduced built form, with a clear break between the extension and host dwelling, thus mitigating the potential terracing effect and otherwise undesirable precedent. Having regard to the above information it is considered that the development would accord with the principles and requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- 7.8 The application site's existing frontage has the capacity to accommodate 3 cars, which meets the Council's adopted standards for the size of property to be created by the development (a four-bedroomed house).

8 Conclusion

- 8.1 It is considered that the revised scheme overcomes the previous reason for refusal and that it should be permitted subject to the planning conditions listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01014 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan OS license no. 01676500 recived 14 October 2013
Existing Ground Floor Plan 1 received 14 October 2013
Existing First Floor Plan 2 received 14 October 2013
Existing Elevations Floor Plan 7 received 14 October 2013
Proposed Ground Floor Plan 3 received 14 October 2013
Proposed First Floor Plan 4 received 14 October 2013
Proposed Elevations Floor Plan 5 received 14 October 2013
Proposed Sections Plan 6 received 14 October 2013

Reason: - To ensure provision of a satisfactory development.