
Site Address:	7 Cedar Gardens, Havant, PO9 2YJ		
Proposal:	Two storey side extension.		
Application No:	APP/13/01248	Expiry Date:	07/02/2014
Applicant:	Mr Deadman	Team:	Team 1
Agent:	Mr R Clark	Case Officer:	Rachael McMurray
	Roger Clark (Architectural Services)		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Cedar Gardens which is a residential cul-de-sac comprising a modern housing development of varying dwelling styles and designs. No. 7 is a detached, two-storey dwelling of brick and tile construction with a central projecting gable section. It has a garage and driveway situated to the rear of the property, with the garage being attached to No. 8 Cedar Gardens which sits to the immediate rear of No. 7 and faces south west. To the side / NE elevation there is a conservatory. The private amenity space, which is actually located to the side of the dwelling, is enclosed by a brick boundary wall, one side of which runs parallel with Cedar Gardens.

2 Planning History

None relevant

3 Proposal

The proposal is to remove the existing conservatory and replace with a two-storey side extension. The application did originally include an additional single storey extension however, this has been removed from the application as it was considered that it would have had an adverse impact on No. 8 Cedar Gardens with regards to loss of outlook and being overbearing.

The two-storey extension would have a width of 3.5m and be set back from the front building line 0.3m. The roof would be a continuation of the existing roof but would be set down by 0.3m. Matching materials are proposed.

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)

Havant Borough Design Guide 2011

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

5 Statutory and Non Statutory Consultations

None required

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One objection was received which raised the following points:

- i. The proposal will result in overshadowing and loss of light to No. 8 Cedar Gardens
- ii. The proposal will affect the rear outlook from No. 8 Cedar Gardens

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 the design and effect on the streetscene
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.2 The application site is located in a defined urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

(ii) Appropriateness of the design and effect on the streetscene

7.3 Cedar Gardens contains a variety of dwellings types on fairly small plots. Some plots have front gardens and parking and others, like No. 7, are positioned closer to the highway. Overall however, it is a fairly intensive development with not much spacing between building plots. No. 7 does differ slightly in that it has a garden located to the side of the dwelling and is located on a corner bend so has no development to its immediate west. It does therefore have more opportunity for further development on site.

7.4 The proposed two-storey extension would be of a width which is comparable to

sections either side of the projecting section and therefore appears in proportion to the massing of the main dwelling. Similar window openings and materials are proposed which would improve the overall cohesiveness of the development. The roof would be set down by 300mm and the extension would be set back by 300mm which would allow for it to appear subservient to the main dwelling.

- 7.6 The existing dwelling is effectively divided into three sections when looking at the front elevation and the two-storey extension would accentuate its horizontal emphasis. However, this in itself is not considered to be harmful as the extension would be in proportion and set down and back from the main building lines and overall would read as a subservient extension. The proposal would result in a more intensive development on the site. However, given the more generous garden provided to No. 7, the private amenity space left over for No. 7 would still be comparable with other properties in Cedar Gardens. Overall, the proposal would not appear to be contrary to Policy CS16 of the Local Plan which advises on High Quality Design.

(iii) Effect on the neighbouring properties

- 7.7 No. 8 Cedar Gardens has similar building lines to No. 7 however, the orientation is different with the front elevation of No. 8 facing south west and not north west like No. 7. No. 8 is set slightly further back which means that the visual impact of the two-storey side extension would be lessened to a degree and would be well outside a 45 degree line of sight (referred to in the adopted Design Guide as the point at which adverse impacts on outlook are likely to occur). There would be two windows at first floor level however, these would be conditioned to be obscured. Overall therefore, it is considered that on balance and with the removal of the single storey extension, the proposed development would not adversely affect the rear outlook from No. 8 and therefore not be contrary to Policy CS16 of the Local Plan.
- 7.8 The impact on No. 6 Cedar Gardens would be minimal as the extension would not impede past front or rear building lines, or be close enough to form an overbearing presence when using the rear garden.

8 Conclusion

On balance the application is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01248 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 windows at first floor level in the west elevation of the two-storey extension hereby approved as shown on Plan No. 24382/2 shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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:

Site and location plan - Drwg No. 24382/5

Existing floor plans - Drwg No. 24382/1

Existing elevations - Drwg No. 24382/3

Proposed floor plans - Drwg No. 24382/2

Proposed elevations - Drwg No. 24382/6

Section plan - Drwg No. 24382/4

Email from applicant, Mr Deadman, dated 12/2/14 confirming that the single storey element is removed from the plans and that the finish of the two-storey extension would match the remainder of that elevation.

Reason: - To ensure provision of a satisfactory development.