
Site Address:	21 Linkenholt Way, Havant, PO9 4AR		
Proposal:	Removal of existing conservatory and replacement with two-storey rear extension.		
Application No:	APP/14/01267	Expiry Date:	29/01/2015
Applicant:	Mr Abbatt	Team:	Team 2
Agent:	Mr Hinton	Case Officer:	Richard Nash
	Corinthian Architectural Design		
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey end of terrace dwelling of traditional character and brick and tile construction, located within an irregularly shaped plot on the west side of Linkenholt Way, between its junctions with Hordle Road and Rockbourne Close. The site has a low brick wall to the front boundary with panel fencing of varying heights to the rear. The area predominantly comprises residential development of a broadly similar character.

2 Planning History

None

3 Proposal

The current planning application proposes the construction of a two storey extension to the rear of the existing dwelling. An existing conservatory would be demolished in order to accommodate the extension. The submitted drawings also show an additional side elevation window to be provided within the existing dwelling, which could be inserted as permitted development under planning legislation.

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

Southern Water: Provided plan of sewer records showing approximate position of public foul sewer within site. The exact position of public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works, and no new soakaways should be located within 5 metres of a public sewer. Due to changes in legislation that came in to force on 1 October 2011, regarding the future ownership of sewers, it is possible that a sewer

now deemed to be public could be crossing the property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water. Southern Water requires a formal application for a new connection to the public foul and surface water sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent: A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

NB: Informatives recommended.

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

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 residential amenity

- (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. The provision of an extension to a dwelling of this design and character would also be appropriate in principle.

- (ii) Impact on the application site and locality

The proposed extension would appear as a subservient and complementary addition to the existing dwelling. The footprint of the proposal would be only slightly larger than that of the demolished conservatory, and a reasonable amount of external amenity space would be retained at the property.

The terrace of dwellings to the south is set back from that of which the application site forms a part. Because of this the side elevation of the extension would be visible within

the public domain. However, such views would be at a distance of approximately 15 metres minimum and within the context of the existing and adjoining dwellings. Due to its use of white uPVC materials and glazing, the existing conservatory might in fact be considered more intrusive in this context. It is therefore considered that the proposed extension would not have a detrimental impact on the character and appearance of the application site or locality, provided that suitable materials were used in its construction.

(iii) Impact on residential amenity

With the exception of a small ground floor rooflight, the proposed extension would not incorporate any side facing windows. The proposal would be sited at between approximately 9 and 14 metres from the angled boundary with 54 Hordle Road, the property to the rear (west). A first floor window is proposed to face in this direction, at approximately 12 metres from the boundary. Whilst this would be closer and larger than an existing window at this approximate height, the proposed reduction in size of a further existing window (in order to accommodate the width of extension desired) would mean that the overall area of first floor glazing facing in this direction would increase by only approximately 0.5 square metres in total. Given this, the distances involved and the general existing relationship between dwellings in this relatively high density area, it is considered that the degree of actual and perceived overlooking resulting from the proposal would on balance be at an acceptable level.

Because of the distance to the boundary and the backdrop of the existing dwelling, the extension should not result in any shadowing or overbearing effect to the property to the rear. The element of the proposal closest to the northern boundary of the site would be of single storey height, reducing the overbearing impact of the proposal in this direction. The two storey element would result in additional shadowing in this direction, but this would be fairly limited over and above that resulting from the existing dwelling and conservatory.

The position of the sun in relation to the proposal should ensure that any additional shadowing to the property to the south would be negligible. The proposal would be sited approximately 2 metres from the boundary in this direction, where a section of the front driveway to the neighbouring property adjoins. Given the use of this adjoining area, and the context of the existing dwelling, the proposal should not result in any significant overbearing effect on this adjoining property.

8 Conclusion

The proposed two storey extension would be acceptable in principle and would not have any detrimental impact on the character and appearance of the application site and locality or on the amenities of occupiers of adjoining residential properties. 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/14/01267, 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:

Location and Block Plan
001 Proposed Scheme

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.