
Site Address: 1 Almond Close, Havant, PO9 3LP
Proposal: Single storey side extension, rear extension and loft conversion, with rear dormer.
Application No: APP/14/00296
Applicant: Mr & Mrs Tambling
Agent: Mr Murray
Ward: Bedhampton

Expiry Date: 26/05/2014
Team: Team 1
Case Officer: David Eaves

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Almond Close is a residential area centred on a central green space including mature trees. The houses are two storey semi-detached and originally incorporated hipped roofs although several have extended the roof lines to form gables or half hipped roofs.
- 1.2 The application property is sited on the corner of Almond Close and is therefore relatively prominent in the street scene. The property has fawn brickwork to the ground floor and cream rendered above. It includes a bay window to the front elevation which is at ground and first floor level. The property has been previously extended to the rear with a single storey 'sun room'.

2 Planning History

None relevant

3 Proposal

Single storey side extension, rear extension and loft conversion, with rear dormer.

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 adverse comment

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: 9

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) Effect on the character and appearance of the area
- (iii) Effect on neighbouring properties
- (iv) Adequacy of parking

(i) Principle of development

7.2 The property is located in the built up area where extensions to residential properties are considered acceptable in principle subject to other development control criteria.

(ii) Effect on the character and appearance of the area

7.3 The proposal incorporates four main elements, the half hipping of the roof (which in itself represents permitted development), the side/front single storey extension, the rear single storey extension and the dormer window.

7.4 The rear extension essentially replaces the existing rear extension and is considered to have no significant impact on the character and appearance of the area. The alterations to the roof are more significant and could be considered unfortunate, however, it must be noted that the change in roof form in itself would not require planning permission and similar alterations have been carried out to other properties in the Close. The dormer window has been reduced in size during the course of the consideration of the application in order to sit more comfortably within the rear roof slope. Whilst it remains large there are other similar dormers in the vicinity of the site and on balance it is now considered to be acceptable.

7.5 The side/front extension has been reduced in width during the consideration of the application in order to lessen the visual impact on the street scene. Whilst ideally the extension would not project to the front and would be reduced in width, the addition as now proposed would in my view have an acceptable impact on the character and appearance of the area and the street scene.

(iii) Effect on neighbouring properties

- 7.6 The main impacts from the development are considered to be to No.2 and 38 Almond Way and to Nos 44 and 42 Westways.
- 7.7 In relation to No.2, this property has a rear single storey flat roof extension. The proposed addition would project slightly beyond the line of this extension, however, there would be no significant increase in mass and bulk when viewed from the garden of No.2. Whilst there would be a new rear dormer at 2nd floor level in the proposal which would result in further overlooking to the rear garden of No.2, this would be at an angle and is not considered to be any more intrusive in terms of privacy than the views already available from the existing first floor windows.
- 7.8 No.38 Almond Close is set on the opposite corner of the intervening road and set approximately 13m off the extended building. There would be no additional overlooking and the proposals are considered acceptable in terms of their impact on this property.
- 7.9 Nos. 44 and 42 Westways are set beyond existing garages and at least 27m from the extended building. Given the distance between the properties it is not considered that the additional building bulk to be created, together with any additional overlooking, would be sufficient to warrant a refusal of planning permission.

(iv) Adequacy of parking

- 7.10 In relation to parking the proposal would result in an increase in bed rooms from 3 to 3/4 (1 room is shown as a study). A 4 bed house requires 3 parking spaces and a 3 bed 2 spaces under the terms of the Havant Borough Residential Parking and Cycle Provision SPD. There are 2 spaces available (garage and space in front). The Development Engineer raises no objection to the proposal and in the absence of any objections suggesting that on-street parking causes difficulties in the locality it is considered that the proposal is acceptable in terms of parking.

8 Conclusion

- 8.1 The proposal is considered acceptable in principle and would be acceptable in terms of the impact on the character and appearance of the area and effect on neighbouring properties. Parking is considered adequate.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00296 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:

Design and Access Statement

Existing Plans and Elevations Drawing Number A101

Existing site plans and notes Drawing Number A102

Proposed plans and elevations Drawing Number A103 V3.2

Proposed site plans and notes Drawing Number A104 V3.2

Reason: - To ensure provision of a satisfactory development.