
Site Address:	1 Redwood Grove, Havant, PO9 5TN		
Proposal:	Two storey rear extension plus single storey side extension and first floor front extension over existing garage.		
Application No:	APP/14/00555	Expiry Date:	22/07/2014
Applicant:	Mrs Mortimer	Team:	Team 1
Agent:	Mr Clark	Case Officer:	Stephen Andrews
	Roger Clark(Architectural Services)		
Ward:	Bondfields		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The application site is made up of a two storey detached dwelling of red brick and brown pantile construction. The dwelling sits on the corner of Redwood Grove and Douglas Gardens and has an integral garage with hardstanding for the parking of two cars in front.

The area is residential in nature and comprises of similar style detached and semi-detached dwellings. There is a children's play area to the south-east of the site.

2 Planning History

None

3 Proposal

Planning permission is sought for the erection of a first floor extension above the existing attached garage to the front, a single storey side extension and two storey rear extension.

The first floor front extension would have the same width and depth as the existing garage, but would increase the ridge height to 6m.

The single storey side extension would measure 1.8m in width, 5.7m in depth and 4.5m to ridge height.

The two storey rear extension would measure 6.2m in width (that of the existing dwelling), 2.7m in depth, 4.7m to eaves height (that of the existing dwelling) and 7.5m to ridge height (0.3m lower than the host dwelling).

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Havant Borough Local Plan (Core Strategy) 2011

CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

None

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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

(i) Principle of development

The site is within the urban area of Havant, therefore the proposed development is acceptable in principle subject to satisfying the criteria of the policies listed in section 4 of this report.

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

The proposed development would see the existing dwelling extended to a significant degree. However when considering impact on the character and appearance of the area, in accordance with prevailing policy CS16 of the Local Plan (Core Strategy) and the Borough Design Guide SPD regard must be given to the design of the additions and how it integrates with the host dwelling and wider area.

In respect of the first floor garage extension it was noted on the officer site visit that 9 Douglas Gardens, immediately to the north-east, had a similar extension. The first floor addition above the garage is therefore acceptable in context and has been designed so it remains subservient to the host dwelling. It is therefore considered that this part of the proposal would respect the character and appearance of the dwelling and wider area.

The single storey extension to the side is suitably subservient to the host dwelling, however regrettably a section of the boundary hedge at the side would be removed to allow for the new addition. It was noted on the officer site visit that the spacing to the side of the dwellings and associated landscaping was a significant characteristic of the site and wider area and ensured that the level of built form was suitably softened. The siting of the single storey extension hard up to the boundary would materially alter this verdant characteristic and with a ridge height of 4.5m would appear quite dominating from the footpath adjacent to the side boundary.

It is therefore considered that the single storey side extension would represent a dominant and overbearing feature within the street scene, particularly from the footpath and would result in the loss of landscaping that makes a significant contribution to the character and appearance of the area. This part of the proposal would therefore conflict with the purposes of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Borough Design Guide SPD, both of which require new development proposals to have due regard to their context in order to successfully assimilate with their surroundings.

The two storey rear extension would extend across the whole width of the existing dwelling, with a ridge height of only 0.3m below the host dwelling. It would present a full gable to the rear elevation which would be clearly visible from Douglas Gardens, at odds with the more recessive hipped roof slopes addressing the rear elevations that are found at present. It would also reduce the available garden depth of the property to approximately only 7m, well below the 10m recommended garden depth in the Borough Design Guide SPD. When viewed from Douglas Gardens immediately to the east, it is considered that this large and unsympathetic addition would appear overly dominant and incongruous to the host dwelling and the wider character and appearance of the area. This part of the proposal would therefore conflict with the purposes of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Borough Design Guide SPD.

As discussed above, it is considered that on their own the single storey side extension and two storey rear extension by reason of their height, scale and positioning would be unacceptably harmful to the prevailing character and appearance of the area. This impact however is emphasised through their combination.

(iii) Effect on the neighbouring properties

In respect of the front first floor extension it is considered that there may be some impact on immediate neighbour 3 Redwood Grove in terms of available light. However, having regard to the existing boundary screening and separation distance it is not considered that this impact would be to an unacceptable degree.

The proposed side extension, due to its siting, away from immediate neighbours, and single storey height will ensure that this part of the development will have no impact on neighbour amenity.

At present dwellings 1, 3, 5, 7, 9 and 11 Redwood Grove are spaced and stepped back, with a uniformed rear facade. This ensures that each dwelling retains a suitable built relationship and maintains an appropriate level of light to each dwelling. The erection of the proposed two storey rear extension would see a marked difference in the available light to these neighbours particularly as the sun rises from the east and moves around to the west during the day as each of these neighbours is set back from

1 Redwood Grove in turn.

In assessing unacceptable harm however it is considered that whilst the development may have some resultant impact on neighbours 5, 7, 9 and 11 in respect of a reduction in light, the distance from the development and these neighbours would ensure that this would not be to an unacceptable degree.

However, it is considered that the loss of light, overbearing effect and overshadowing of immediate neighbour 3 Redwood Grove would be more significant. As mentioned above 3 Redwood Grove is set back from the application property by approximately 1m. This set back coupled with the 2.7m depth of the extension and 0.7m distance to the shared boundary would result in an unacceptable relationship between the proposal and this neighbour.

The two storey rear extension by reason of its height, depth and proximity to the shared boundary with 3 Redwood Grove would result in an encroachment of the 45 degree angle (recommended in the Havant Borough Design Guide SPD as a guide to identifying the likely impacts of new extensions) between the development and neighbouring habitable room windows creating an overbearing and oppressive effect. Further due to the positioning of the development in relation to the movement of the sun there would also be an unacceptable loss of light to this neighbour and overshadowing.

Notwithstanding the absence of objection from the adjacent neighbour at 3 Redwood Grove, it is therefore concluded that the two storey rear extension would conflict with the purposes of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Design Guide SPD, both of which seek to protect neighbouring properties' amenities.

8 **Conclusion**

The development by reason of its height, scale, design, positioning and relationship to immediate neighbours would result in unacceptable harm to neighbour amenity (particularly 3 Redwood Grove) and the prevailing character and appearance of the area. The application is therefore recommended for refusal.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00555 for the following reasons:

- 1 The two storey rear extension when viewed from Douglas Gardens, would be seen as a large and unsympathetic addition to the host dwelling and would appear overly dominant and incongruous within the street scene and unacceptably harmful to the character and appearance of the area. The development therefore conflicts with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Design Guide Supplementary Planning Document 2011.
- 2 The two storey rear extension by reason of its height, depth and proximity to

the shared boundary with 3 Redwood Grove would result in an encroachment of the 45 degree angle between the development and neighbouring habitable room windows creating an overbearing and oppressive effect. Further due to the positioning of the development in relation to the movement of the sun there would also be an unacceptable loss of light to this neighbour and overshadowing. The development therefore conflicts with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Design Guide Supplementary Planning Document 2011.

- 3 The single storey side extension would represent a dominant and overbearing feature within the street scene, particularly from the adjacent footpath in Douglas Gardens, and would result in the loss of landscaping that makes a significant contribution to the character and appearance of the area. As such the development would conflict with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Design Guide Supplementary Planning Document 2011.