
Site Address:	7 Luard Court, Havant, PO9 2TN		
Proposal:	Part two storey, part single storey side extension following removal of existing single detached garage.		
Application No:	APP/14/00991	Expiry Date:	20/11/2014
Applicant:	Mr A Kimber & Ms G Wood	Team:	Team 1
Agent:	Mr M Moyse	Case Officer:	Stephen Andrews
	Martin Moyse MRICS		
Ward:	St Faiths		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The site is located in a residential cul-de-sac in Havant. The property comprises a semi-detached, chalet style property with flat roof front and rear dormer windows. There is a flat roof detached garage at the side rear which is accessed along the side of the property. The rear garden is enclosed by a 1.8m high fence. There are no front boundaries.

The bottom of Luard Close is characterised by similar chalet style semi-detached dwellings with good spacing between, which is a distinct feature within the close. The dwellings further forward in the close are largely two storey semi-detached and are similar in scale and design.

2 Planning History

GEN/11/00056 - Pre-Application advice sought in respect of a two storey side extension. **Summary of Response:**

Luard Court is characterised by regularly spaced pairs of semi-detached properties with low front boundary treatments, giving an open and spacious feel within the street scene and as such any proposed development should respect and compliment this character to be considered acceptable in planning terms. Having visited the site and using the information provided I am of the opinion that the loss of space between your property and no. 6, as a result of the proposed extension, would be to the detriment of the visual appearance of the area and the addition would form an incongruous feature within the street scene. For these reasons I am of the opinion that an application for the proposed scheme would be unlikely to receive officer support.

3 Proposal

Two-storey side extension, including the linking of the detached garage at the rear and conversion to habitable space.

The two-storey extension would have a width of 2.4m and would be a continuation of the existing dwelling (roof - height and pitch) and front and rear dormer windows. There would be no windows in the side elevation. The ground floor would comprise a playroom, shower room and store with carport in front. The first floor accommodation would allow the existing front bedroom to be increased and the provision of an additional bedroom.

The development would make provision for three on-site parking spaces at the front.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - No objection

Hampshire Biodiversity Information Centre - No objection subject to standing advice

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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

I am concerned that this will be very close to the adjoining house and the natural break between houses will be reduced and block the light to the houses in Tavistock Gardens. The view of the Sky between the two houses is very significant from my house.

Comment:

See (iii) Impact on the character and appearance of the area for response.

7 Principal Issues

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

- (i) Principle of development

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

The application proposes a two storey side extension and linking of the existing detached rear garage and its conversion to a playroom. The new built form is largely contained between the application property and neighbour 6 Luard Court.

It was noted on the officer site visit that there were no principle windows or openings in the flank elevation of 6 Luard Court and as such the new two storey development would not result in unacceptable harm to the residential amenities of this dwelling. In respect of the single storey link between the two storey extension and the detached garage this is not considered to be of a height or scale that would result in harm to neighbour amenity either.

The dwellings at the rear are some 21m from the two storey extension, which would not encroach any further back at first floor level than the existing dwelling. It is not therefore considered that the additional rear outlook would be unacceptably harmful to the residential amenities of dwellings beyond the rear boundary with the accepted rear outlook preserving the amenities of 6 Luard Court.

For the reasons set out above It is considered that the proposed development would not unacceptably harm the residential amenities of any of the adjoining neighbours and would accord with the requirements of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

The proposed two storey side extension, which has the same depth and height as the host dwelling, would see the dwelling extended at a two storey height across the entire width of the plot. It is considered that this has significant implications to the visual amenity and open appearance of the street scene.

It was noted on the officer site visit that 10 Luard Court had been extended in a similar manner to that proposed, however number 10 sits at the end of the close and benefits from the spacing provided to the side by the driveway of 11 Luard Court. It is therefore considered that there are different site considerations between the two proposals and the resultant impact between the two schemes, in relation to spacing and openness materially different. The differences between the two sites echo the principle that each application must be considered on its own merits.

In the example of the application property the new development would see the application property extended to the boundary, leaving a gap of approximately 1.5m between 6 and 7 Luard Court. This loss of space and openness between the dwellings would have a significant impact on the general character and appearance of Luard Court contrary to Policy CS16 of the Havant Borough Core Strategy (March 2011). This states that all development should demonstrate that its design responds to, draws inspiration from and respects local context. It would also be contrary to Paragraph 64 of the National Planning Policy Framework, which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This assessment was recently supported at appeal for a development with similar considerations in the area (Ref: PAP/X1735/D/14/2223271); appended to this report

for reference.

Having regard to the above information it is considered that the development would conflict with the principles and requirements of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011 and that of the National Planning Policy Framework, 2012; particularly paragraph 64.

8 Conclusion

The development by reason of its height, width and proximity to neighbouring dwelling 6 Luard Court would result in the enclosing of the gap between the two dwellings to the detriment of the spacious character of the street scene. The loss of space and openness between the dwellings would be to the detriment of the visual amenity and spacious character of Luard Court contrary to policy CS16 and the NPPF, 2012; in particular paragraph 64. 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/14/00991 for the following reason

- 1 The development by reason of its height, width and proximity to neighbouring dwelling 6 Luard Court would result in the enclosing of the gap between the two dwellings to the detriment of the spacious character of the street scene. The loss of space and openness between the dwellings would be to the detriment of the visual amenity and spacious character of Luard Court. The development therefore conflicts with the principles and requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011, and the National Planning Policy Framework, 2012; in particular paragraph 64.