
Site Address:	15 Bransgore Avenue, Havant, PO9 4BH		
Proposal:	Two storey side extension.		
Application No:	APP/14/00836	Expiry Date:	17/10/2014
Applicant:	Mr Bowles	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site relates to a semi-detached two storey dwelling located on the north side of Bransgore Avenue, immediately adjacent a right-angled corner/bend in the road. The area is generally characterised by terraces of two storey dwellings having gable ends, with pairs of semi's on the corner plots. Being a corner plot the curtilage is angled with an extended roadside frontage, but tapers back with a smaller than average rear garden. There is a flat roofed brick out building sited to the east of the side elevation which is shared with No 17, which is set at 90 degrees to the application site, with a similar extended frontage. Both side gable ends of No 15 and 17 have a first floor window (probably a landing) and ground floor side doors. Due to the corner location the space between the two properties is currently quite open and exposed - No 17 have a landscaped garden in their extended frontage whilst the application site has hardsurfaced this area for on site car parking with a row of leylandii trees - a 1.8m close boarded fence divides the two.

The application site has a rear conservatory, flat roofed dormer and solar panels on the front roofslope.

2 Planning History

None

3 Proposal

The proposal is for a 2.9m wide two storey side extension, the full depth and height of the existing dwelling. This would abut the outer edge of the existing shared outbuilding and therefore fill the gap between. Within the new side gable, a ground floor patio style door is proposed and a first floor bedroom window.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations), adopted July 2014

AL1 - Presumption in Favour of Sustainable Development

The Borough Design Guide SPD, Dec 2011
and Residential Parking and Cycle Provision SPD, March 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Development Engineer - [have no adverse comments](#)

Hampshire Biodiversity Information Centre - within 50m of pipistrelle bats

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: 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) Design and Impact on street scene
- (ii) Impact on neighbouring amenities
- (v) Highway and other matters

(i) Principle of development

The application site is located within a defined urban area for development plan purposes where extensions to properties are considered appropriate in principle, subject to policy and other material considerations.

(ii) Design and Impact on street scene

The design of the proposed extension is considered appropriate to the host dwelling - the gable end is repeated and the eaves and ridge line follow the existing line. Whilst this is not stepped down and 'subservient' the design does blend with the host dwelling and the street scene in general - because there are longer terraces within the vicinity of the site the extension of the pair of semi's will not be inappropriate to the wider street scene.

Being a corner plot there is more space than average to the side of the dwelling. The existing side facade is set back slightly behind the rear elevation of No 17. The proposed extension would result in the new side facade slightly overlapping the side of No 17, but it would still be set back by 10m from Bransgore Road where it turns the corner outside No 17. It is considered that there is sufficient space on this corner for the proposed 2.9m side extension to have no overbearing or dominant effect on the visual appearance of the street scene. As such it is considered to respect the local context as required by policy CS16.

(iii) Impact on neighbouring amenities

Due to the siting and relationship of the proposed extension with No 17, the rear elevation of the proposed extension would be close (approx 4.5m) from the side elevation of No 17 and potentially overlook the rear garden area of No 17. However, there is a degree of existing overlooking from windows already in such a tight-knit residential area, the proposed additional rear window serves a bathroom and would hence be obscure glazed. Therefore, it is considered that there would be no additional harm to the existing levels of amenity enjoyed in the private rear garden of No 17 as a result of this proposal. The extension would be clearly visible from the garden of no.17 and would reduce the visible skyline. However, given that the existing house (No.15) is already conspicuous from the neighbour's garden and given that the proposed extension would occupy a corner position relative to no 17, the extent to which it would impinge on the outlook from no. 17 is unlikely to be significantly greater than as existing.

With respect to the proposed first floor side window, this serves a bedroom and is likely to be clear glazed. It is positioned towards the rear of the elevation and would therefore enable views down into the front garden area of No 17. However this is a very 'public' exposed garden in full view of passers-by. The overlooking would not therefore be onto any private area. Whilst on site the neighbour at No 17 was outside and I spoke to him about the proposal - he had no objection except to note that he wouldn't want his outbuilding to be damaged in any way during construction.

(v) Highway and other matters.

The proposed plans do result in a 4 bed roomed house, and 3 on site parking spaces to meet the adopted standards are shown and can be provided on site.

It is noted that the private rear garden serving the proposal is minimal and the extension results in a 4 bed family dwelling that would normally require more private amenity space to meet the Design Guide SPD. Whether the plot is now overdeveloped must therefore be considered. However, the plot does have additional space to the side and plans indicate that the half of the existing outbuilding belonging to the application site is going to be demolished, further enlarging this available area. The layout of the proposal, with side patio doors onto this area, implies that this area is area could be used as additional amenity area, it is noted that it also provides a second potential means of access to a frontage of the site. Whilst, it is considered that the layout of the extension and gardens is somewhat unconventional, the relationship between the extended building and its gardens and the overall amount of garden is acceptable. Provided that the extended house remains as a single dwelling it will avoid over-reliance on the small rear garden, which might otherwise lead to increased noise and disturbance of neighbours, or the need for additional parking, which would further erode garden space and the quality of the streetscene. A planning condition can be

used.

8 **Conclusion**

The proposed extension to this semi-detached property is considered appropriate - at 2.9m wide on a spacious corner setting, it is proportionate to the host dwelling and does not dominate the street scene. Adequate amenity space exists on the site as a whole and adequate parking can be provided. No undue harm to the amenity of neighbours would result. Therefore the proposed extension is recommended for planning permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00836, 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 window at first floor level in the rear elevation of the extension hereby permitted, serving an en-suite, shall 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. No part of the window which is less than 1.7m above internal floor level shall be openable at any time..
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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The extension hereby approved shall be used only as extended residential accommodation for use in association with the existing dwellinghouse and shall not be occupied separately. The entire curtilage and garden space at the site, including the garden areas to the north (rear) and east (side) of the extension hereby permitted, shall be permanently retained for use by the occupiers of the dwellinghouse as extended.

Reason: Given the layout of the plot and extension and limited areas of garden and parking space, to ensure that the dwelling remains as a single dwellinghouse to avoid an over-intensive form of development and use of the site, which would be likely to affect neighbouring amenities and which may give rise to additional parking requirements. To accord with policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

1:1250 site location plan
1:500 site layout plan
Existing ground floor plan Drawing No 4018/1
Existing first floor plan Drawing No 4018/2
Existing elevations Drawing No 4018/3
Proposed ground floor plan Drawing No 4018/4 rev B
Proposed first floor plan Drawing No 4018/5 rev B
Proposed elevations Drawing No 4018/6 rev A
Cross section Drawing No 4018/7 rev A
Roof plan Drawing No 4018/200

Reason: - To ensure provision of a satisfactory development.