
Site Address:	38 Oakshott Drive, Havant, PO9 5SN		
Proposal:	Two storey front and side extension. Conversion from 1No. 5 bed house to 2No. 3 bed mid terrace and end terrace houses. (Revised Application).		
Application No:	APP/14/00221	Expiry Date:	05/05/2014
Applicant:	Mr S Bridger	Team:	Team 2
Agent:		Case Officer:	Heather Lealan
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises of a two-storey semi-detached dwelling situated on Oakshott Drive. It is a substantial dwelling having a frontage width of 10m and five bedrooms. There is currently no on-site parking provision. The pair of semi's (ie nos 38 & 40) are set back from the main road by a significant grass verge that runs from No.38 to 44 Oakshott Drive. Within the rear garden, to the side of the dwelling is currently a greenhouse and shed close to the boundary with nos 36 adjacent. There is an evergreen tree to the front.

To the west of the application site is No.36, a two-storey semi-detached dwelling, which is sited 10m forward of the application site. Nos 36 is set slightly lower than the application site and has a single storey flat roofed side extension/porch having windows facing the application site.

The area is characterised by a mix of semi's and terraced properties, all generally having gable ends. There is a flat roofed garage block opposite, on the corner of Woodcot Crescent and Oakshott Drive.

2 Planning History

90/55645/000

Front porch and garage to side. Refuse 27/02/91

APP/13/00814

Two storey front, side and rear extension. Conversion from 1No. 5 bed house to 2No. 3 bed mid terraced houses. Refuse 17/10/2013

3 Proposal

This revised application is for a two storey front, and side extension. The whole of the ground floor of the front elevation would be extended out by 1.6m, having a sloping roof. Within this front elevation would be two front doors. The proposed two-storey side extension would be 2m in depth leaving a gap of 2m from the shared boundary with No.36. This would result in a new overall frontage width of 12m. The extension would extend the full length of the existing dwelling to align with the existing rear facade.

Following the construction of the extension, the existing 5 bed property would be converted into 2No. 3 bed mid and terraced houses. This division would be done

centrally so each dwelling would have a width of 6m and be a handed version of each other. Each of the proposed dwellings would have an 8m rear garden. No on-site parking would be provided for either of the proposed dwellings.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS21 (Developer Requirements)

DM13 (Car and Cycle Parking on Residential Development)

also Havant Borough Design Guide Supplementary Planning Document, 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Access Officer, Community Group

Building Control, (Fire Access Consultation) - sewer shown is a public sewer owned by Southern Water but it is not a sewer marked on the map of sewers

Development Engineer - These two properties do not meet the HBC Parking standard which should be two spaces per property. The existing five bed property does not have any existing parking but should have three spaces. They overall increase in parking required is one space and this can not be provided. However this lack of parking does not justify a reason for refusal based on highway safety. The effect on the lack of parking on the amenity of the area is something for the planners to consider

I have no advise comment on this application.

Waste Services Manager

Public Spaces Development Manager

Crime Prevention -Minor App - no comments re crime prevention; but do note the central property will loose external access to the rear garden which may lead to quality of life issues

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: 8

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: a) 36 is lower than application site;
b) existing drainage issues & surface water runoff problems;
c) 2 storey side extension will be imposing, esp due to height difference
d) privacy and overlooking issues
e) additional dwelling will exacerbate parking problems in area

Comment: These concerns will be considered below:

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 appearance in street scene
- (iii) Impact upon neighbouring properties
- (iv) Parking Implications
- (v) CIL Liability

(i) Principle of development

The application site is situated within an urban area where further development is acceptable subject to the usual development control criteria.

(ii) Design and appearance in street scene

The revised plans have reduced the side extension from 3m wide to 2m. This has allowed a separation distance of 2m to the side boundary as required in the Borough Design Guide. This has resulted in a reasonable space about the property, alleviating the previous concerns about a congested layout and overbearing impact on the neighbours at 36. Furthermore the now central division of the extended frontage into two equal 6m wide properties results in a better proportioned and balanced visual appearance of properties in the street scene. There would be a degree of symmetry about the front elevation, typical of the character of the wider area.

Whilst side extensions would normally be required to be subservient to the host dwelling and set back and have a lower ridge, in this case, because a new terraced property is proposed, it is visually more appropriate to have a consistent ridge height that retains the uniformity of the visual appearance of the area, including gable end.

The garden depths proposed for each dwelling are 8m. Whilst this is less than the recommended minimum contained in the Borough Design Guide, it matches the depth available at present on the existing dwelling. This is considered to give an adequate level of amenity for the future occupiers and is commensurate with the character of the area.

(iii) Impact upon neighbouring properties

To the west of the application site is the neighbouring residential property, No.36. It is a semi-detached two storey property that sits forward of the application site and at a slightly lower level. The rear elevation of No.36 would be in line with the front elevation

of the proposed new dwelling on the application site.

The side elevation of the proposed extension has now been set back 2m from the boundary with nos 36 and the length of the two storey element of the extension reduced from 9.5m in length to 7.2m (the existing length). Although the extended building will be visible from the rear of no 36, it is considered that following the set back and reduction in length, it is no longer so overbearing or intrusive as to be refusable on this basis. Additionally the previous first floor bathroom window in the side elevation that could have led to a perception of overlooking, has also been omitted, it is possible to use a planning condition to control the insertion of future windows and doors in this elevation. Whilst there is a slight level difference between 38 and 36, it is minimal and this is not considered to significantly affect the impact; both properties have a similar ridge height which is generally uniform throughout the area.

Whilst there would be some effect on general daylight, the orientation of the plot is such that the application site is due east of nos 36 and so afternoon and evening sun would not be affected to 36. Therefore there would be no additional direct overshadowing and the impact on light overall to no 36 is not considered to be so great as to warrant refusal. A planning condition could control future enlargements to the building and its roof and the construction of outbuildings.

The removal of the existing greenhouse and sheds on the side boundary that the neighbour alleges causes surface water run off problems would be removed as a result of this proposal and hence should improve this concern, albeit drainage of the new dwelling would be a matter for Building Regulations.

(iv) Parking Implications

The application would result in two 3 bed properties, ie 6 bedrooms in total. Regard must be had to the fact that the existing 5 bed house has no on site parking and that the proposal would actually only result in one additional bedroom. The Havant Borough Local Plan parking standard requires 2 spaces for a 3 bedroom house i.e. 4 spaces in total and the existing 5 bed would have required 3 spaces.

The Council's Development Engineer has stated that a new house should have at least 1 space. However to provide a vehicular access to service this space would result in the loss of part of the green and the dropped kerb will result in the loss of on-street parking. Having regard to the guidance in the National Planning and Policy Framework (NPPF) the proposed application can not be prevented or refused by the Highway Authority on highway safety grounds as the effect on the residual cumulative impact of the development on the surrounding highway network can not be defined as severe.

It is therefore considered that the lack of parking on the site would not result in so significant a highway impact, in the context of planning policies, including national planning policy, as to warrant refusal. The control of permitted development allowances for extensions will limit any further parking pressure arising from the addition of further bedrooms, which may have a greater impact.

(vi) CIL Liability

The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council

on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre on new floor space (measured as gross internal area).

It is considered that there is a CIL liability for this site. A credit can be given for the existing floor space of the dwelling within the site and therefore only the additional floor space is CIL liable. The agent has completed the CIL planning form and confirmed that the net additional gross internal floor space will be 37.39m and as such this will require a CIL payment of £2991.20 The applicant has been advised of this sum accordingly.

8 Conclusion

The site lies within an urban area where further development is acceptable in principle, subject to development control considerations. This revised and reduced scheme is considered to satisfactorily overcome the previous reasons for refusal of APP/13/00814. The proposed modest extension would be appropriate in design to the wider street scene and is considered to not cause any undue loss of amenity to the occupiers of the neighbouring property. The proposal is therefore considered to comply with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2012 and the Borough Design Guide Supplementary Planning Document, and is recommended for conditional permission, subject to the appropriate CIL levy.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00221

(A)

(B) 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 Notwithstanding the provisions of any Town and Country Planning General

Permitted Development Order, no additional windows / doors or other openings shall be constructed within the west elevation without the prior written approval of the Local Planning Authority.

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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, roof alteration, building or structure permitted by Part 1, Classes A, B, C and E of the Order, as amended, shall be carried out or erected within the curtilage of either the resultant dwellings (the existing and proposed dwellings) hereby approved, without the prior written approval of the Local Planning Authority.

Reason: Having regard to the modest plot sizes, to maintain control of future extensions and additions in the interests of the amenity of future occupiers and occupiers of adjacent properties, and to control future pressures for additional parking, having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011, the Council's Residential Parking Standards 2010 and the National Planning Policy Framework 2012.

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

Drawing Number: 101
Drawing Number: 101a
Drawing Number: 102a
Drawing Number: 105a
Drawing Number: 103a
Drawing Number: 104a

Reason: - To ensure provision of a satisfactory development.