
Site Address:	12 Manor Close, Havant, PO9 1BD		
Proposal:	Single storey rear extension and replacement garage following demolition of existing conservatory, store and garage.		
Application No:	APP/13/00796	Expiry Date:	10/10/2013
Applicant:	Mr & Mrs Southwell	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Rachael McMurray
	Martin Critchley, Architect		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Manor Close in the centre of the St Faiths Conservation Area. Manor Close is unusual in that the frontages of the dwellings face onto a pedestrian footpath and the rear of the properties are accessed on adjacent roads (Prince George Street and Fairfield Road). Manor Close is characterised by mainly detached, two-storey 1930's style properties which vary in design.

No. 12 is a semi-detached, two-storey dwelling of brick and tile construction. There is a conservatory attached to the rear elevation. There is a detached garage in the rear garden which is accessed from Fairfield Road. There is also an outhouse in the garden which is attached to the neighbouring outhouse at No. 11. There are two dormer windows located on south /side facing roof slope.

2 Planning History

09/72404/002

Conservation Area Consent for the demolition of the rear wall - Permitted - 30/7/09

3 Proposal

The proposal is to replace the existing conservatory with a single storey extension. This would be 5m in depth and would extend across the width of the property with a pitched roof. The ridge would be 4m in height. The proposal also includes a replacement garage. The new garage would measure 4.5m x 6.15m and would have a pitched roof with a ridge height of 4.2m. The proposal would include the demolition of the outhouse.

(The originally submitted plans included a proposal for a two-storey extension however, this raised concerns with the Conservation Officer and was removed from the plans during the time frame of the application).

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of

CS16 Havant Borough)
(High Quality Design)
DM10 (Pollution)

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

5 Statutory and Non Statutory Consultations

Conservation Officer:

Comments

Properties in Manor Close date from the 1930's. Various alterations and additions have been made, including, by their random nature and form, side dormers. These are oversized but have a functional purpose in enabling the necessary headroom to provide extra accommodation. The dormers tend to be of a common size but vary in design - flat roofed dormers as on the application property or with hipped tiled roofs which serve to help soften the impact. There are a few "horrors" notably at nos. 4, 27 and 30 which are likely to have been constructed under "permitted development" when controls on roof alterations were more lax.

Rear extensions in the immediate vicinity are restricted to ground floor lean-to and conservatory additions. The rear of the properties are readily visible from Fairfield Road and due to the spacing of the dwellings the flank elevations likewise.

Garage

Straightforward. No objection subject to use of good quality materials, plain clay tiles, bonnet hips and timber bargeboard. Advise condition samples to be submitted for written approval prior commencement of development.

Extension

The design solution proposed is poor in form and detail. It is constrained by the need to safeguard the amenities of the neighbour (other half of semi-detached property) and the limitations of the existing roof profile. This had led to an unsatisfactory compromise with an awkward poorly related extension and an ugly dormer extension. It fails to meet the test of "preserve or enhance" set out in the 1990 Act. I have looked to see if there is an alternative to provide a similar level of accommodation within a more fluid design. The cleanest approach would be to extend the rear elevation as a piece but this fails on amenity grounds. I have to conclude, given the site constraints the proposals are over ambitious. I can envisage how the ground floor accommodation could be remodelled but can not see an opportunity to provide the increase in first floor accommodation sought. I therefore have to recommend:-

REFUSAL:-

The proposed extension relates poorly to the existing building and general townscape and would be a discordant element in the conservation area. As such the proposal is contrary to the provisions of the National Planning Policy Framework, in relation to the quality of design & protection of the historic environment; it also runs counter to extant guidance set out in The Practice Guide to PPS.5 and Local Plan Policy HS11.

Officer Note:

The agent has amended plans so that the first floor extension is removed and only the single storey extension and garage are now proposed. This has removed the area of concern raised by the Conservation Officer and therefore the suggested reason for refusal would not apply.

Development Engineer:
No objections

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: 7

Number of site notices: Not applicable.

Statutory advertisement: 23/08/2013

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) Appropriateness of the design
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.1 The site is located in an urban area whereby development is considered to be acceptable subject to other development management considerations.

(ii) Appropriateness of the design

7.2 The single storey extension would feature a pitched roof and it is considered that this would relate well to the main dwelling in terms of building lines. It is of a subservient scale and as such, adequate amenity space would remain in the rear garden. Matching materials are proposed and samples would be requested.

7.3 The proposed garage would also feature a pitched roof and a condition would be placed on a permission to request materials samples. It would be located in a similar position to the existing garage, albeit slightly closer to the new rear elevation of the property. The outhouse would be removed to increase the space at the side of the house. The garage would be accessed from Fairfield Road.

(iii) Effect on the neighbouring properties

- 7.4 The single storey extension would be located along the shared boundary with No. 13 Manor Close. This property has an extension at the rear of approx. 2m. Therefore the extension would extend past this by 3m. This is generally considered to be an acceptable depth so as not to result in an adverse impact on the amenity of the neighbouring property. The extension would be located 1.5m from the shared boundary with No. 11 and again, it is considered that the proposed extension would not have an adverse impact as this neighbour also has a small rear extension of a similar depth to No. 13.
- 7.5 The garage would be located on the shared boundary with No. 11, towards the end of the rear garden. Although it would be a larger structure than the existing, it would be over 10m from the rear elevation of No. 11 and is considered not to result in a loss of outlook or amenity.

8 **Conclusion**

The amended scheme which includes only a single storey extension and garage is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00796 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 Construction of the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever or used as a separate unit of living accommodation.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Location Plan - 201

Block Plan - 202

Existing floor plans - 1330-101

Existing elevations - 1330-401

Proposed elevations - 1330-402D

Proposed floor plans - 1330-301F

Proposed garage floor plans and elevations - 1330-203A

Reason: - To ensure provision of a satisfactory development.