
Site Address:	20 Snowberry Crescent, Havant, PO9 2FF		
Proposal:	Part single storey, part two storey side and rear extension incorporating new integral garage; new front porch. (Revised Application).		
Application No:	APP/14/00384	Expiry Date:	09/06/2014
Applicant:	Mr Bendall	Team:	Team 1
Agent:	Mr Appleton	Case Officer:	Rachael McMurray
	Thorns-Young Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential development in Havant. Snowberry Crescent is accessed from Rowan Road and comprises mainly brick and tile construction, detached and semi-detached properties built in the style of a modern residential development with on site parking and garages. No. 20 is part of a group of five dwellings which are arranged in a horseshoe using a shared access drive from Snowberry Crescent.

No. 20 is a detached, two-storey dwelling with a single storey attached garage to the east elevation. It has a steep pitched roof and a pitched roof porch attached to the front elevation. There is a small grass plot to the front of the site and two additional parking spaces, one in front of the garage. The rear garden is laid to lawn and enclosed by a 2m high fence. The east boundary runs parallel with an alleyway serving N's 15, 17 and 19 Camelia Close.

2 Planning History

APP/13/01266

Part single storey, part two storey side and rear extension incorporating new integral garage; new front porch. Withdrawn.

3 Proposal

Part single storey, part two storey side and rear extension incorporating new integral garage; new front porch. (Revised Application).

This is a revised application to the previously withdrawn proposal. The proposal is for the following:

- conversion of the garage to living accommodation and extending it forward to the existing front building line.
- an extension above the converted /extended garage to form a fourth bedroom and en suite. This would extend along the depth of the existing first floor level only. It would feature a pitched roof with a hipped corner and a small projecting gable section on the front roof elevation.
- a single storey extension to form a new garage / utility room next to the

converted/extended garage. This would feature a mono pitch roof and would be set back from the front building line by 4m and extend back to the rear building line.

- a new porch to the front elevation.

The previous application included a higher ridge height on the first floor extension and a gable end instead of a hipped roof. It was considered that this would have been too overbearing on the visual outlook from No. 20.

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Design Guide Supplementary Planning Document 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer:

no objections subject to parking spaces being retained on site

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: Not applicable.

Number of representations received: 2

Three objections were received from two different addresses. The points raised are summarised below:

- i. The extension would be visually overbearing to No. 15 Camelia Close and result in a further invasion of privacy from overlooking.
- ii. Rear access into the site could be gained from the alleyway which is exclusively for the use 17, 19 and 21 Camelia Close.
- iii. The extensions are excessive and the new garage would come up next to the shared boundary fence with No. 19 Camelia Close.

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 and effect on the streetscene
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

(ii) Appropriateness of the design and effect on the streetscene

7.3 The design is appropriate in terms of scale, materials and roof pitches. Concern has been raised that the amount of development proposed is excessive and overbearing. However, the ridge line of the first floor extension is noticeably lower than the ridge on the main dwelling and therefore a degree of visual subservience is achieved. Furthermore, adequate amenity space would remain at the site and three parking spaces would be retained to meet the parking standards for the extended dwelling's size. No. 20 is set off the main streetscene and forms part of a smaller development of five dwellings. Due to the appropriateness of the design, it is considered that the development would not have an adverse impact on the visual amenity of the streetscene.

(iii) Effect on the neighbouring properties

7.4 The revised application includes a lower ridge height on the first floor extension and also the roof now hips back towards the main dwelling rather than featuring a gable end as before. No. 22 sits a right angle to No. 20 with the front facing windows facing directly onto the east elevation of No. 20. It is considered that with the reduction in scale to the roof, the potential for the extension to be overbearing has been reduced. In terms of the visual impact, No. 20 already looks onto the east elevation of No. 20 and the outlook would not change other than the east elevation at first floor level would be 3.25m closer. Overall it is considered that this would not justify enough of an impact to warrant a reason for refusal.

7.5 Concern has been raised that the proposals would result in a loss of privacy to No's 15 Camelia Close. The existing property already has rear facing windows at first floor level which overlook this property therefore a precedent has already been set. The proposed extension would only feature one window in the rear elevation and that would be obscurely glazed as it would serve a bathroom. Therefore it is considered that no additional overlooking would occur. The first floor extension would be located over 10m from the rear shared boundary with No. 15 and therefore is considered to not result in forming an overbearing presence. It is considered that the single storey extension would have minimal visual impact on the surrounding neighbours.

7.6 Concern has been raised that a new access gate may be formed to the alleyway which serves No's 17,19 and 21 Camelia Close. In planning terms, such a development could be carried out separate to the planning application and if a new gate were to be introduced, it may be that this would be permitted development subject to the height of the gate not exceeding 2m. However, in other respects if the alleyway is privately owned then the provision of a new access to this would be a civil matter between the respective property owners.

8 **Conclusion**

The revised application 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/14/00384 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 development shall not be brought into use until a minimum of three car parking spaces, including the new garage hereby approved, have been provided within the curtilage of the site. Thereafter all of those spaces shall be kept available for such purposes, and the new garage shall not be converted to habitable accommodation without the prior written consent of the Local Planning Authority.
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.
- 4 The window at first floor level in the rear elevation of the extension hereby approved 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.
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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plan - P1
Block Plan - P2
Existing elevations and floor plans - Drwg No. 6182.13.1
Proposed elevations and floor plans - Drwg No. 6182.13.2 Rev F

Sections - Drwg No. 6182.13.3 Rev B

Reason: - To ensure provision of a satisfactory development.