
Site Address:	38 Oakshott Drive, Havant, PO9 5SN		
Proposal:	Two storey front, side and rear extension. Conversion from 1No. 5 bed house to 2No. 3 bed mid and terraced houses.		
Application No:	APP/13/00814	Expiry Date:	17/10/2013
Applicant:	Mr Bridger	Team:	Team 2
Agent:		Case Officer:	Aaron Wright
Ward:	Bondfields		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The application site comprises of a two-storey semi-detached dwelling situated on Oakshott Drive. It is a five bedroomed property and has no current on-site parking provision. The dwelling is separated from the main road by a significant grass verge that runs from No.38 to 44 Oakshott Drive. To the side of the dwelling is a greenhouse and shed and to the front is an evergreen tree.

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. To the east is No.40 which is attached to the dwelling subject of this application. It is similar in design, appearance and size to No.38.

2 Planning History

90/55645/000

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

3 Proposal

The application is for a two storey front, side and rear extension. The existing front elevation would be extended 1.8m with a single storey pitched roof. The proposed two-storey side extension would be 5.4m in depth and would be approximately 0.8m off the shared boundary with No.36. The extension would extend the full length of the existing dwelling and extend 2.4m beyond the rear elevation.

Following the construction of the extension, the existing 5 bed property would be converted into 2No. 3 bed mid and terraced houses. The block plan indicates that the existing property (No.38) would have an 8m rear garden and the new property (No.38A) would have a garden length of 4.4m. No on-site parking would be provided for the existing and proposed dwellings.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS21 (Developer Requirements)

Havant Borough Design Guide Supplementary Planning Document, 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control Officer

No comments received.

Development Engineer

The applicant states that the existing house has no parking and that only results in one additional bedroom. The HBLP parking standard requires 2 spaces for a 3 bedroom house i.e. 4 spaces in total and the existing 5 bed would have had 3 spaces.

As a new house is being created I suggest that it should have a least 1 space. However to provide a vehicular access to service this spaces would result in the loss of part of the green and the dropped kerb will result in the loss of on-street parking.

The amenity consequence of providing no parking is a matter for consideration by the Planning Authority but given 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.

Waste Services Manager

No comments received.

Public Spaces Development Manager

No adverse comment.

Crime Prevention Officer

No comment.

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: 1

Statutory advertisement: Not applicable.

Number of representations received: 1 letter of representation has been received raising the following concerns:

a) The proposed new dwelling will site directly on the boundary between my property

(No.36) and the existing property at No.38.

b) Presently the grounds of No.38 are 3ft higher in elevation than No.36.

c) Issues with drainage and surface water runoff. A further dwelling will exacerbate this.

d) There is insufficient parking in the street to accommodate a new dwelling.

e) The new dwelling will block light to the side of my property and garden.

7 Planning Considerations

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) Nature of the development
- (iii) Impact upon neighbouring properties
- (iv) Parking Implications

(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) Nature of the development

The Borough Design Guide Supplementary Planning Document supplements Policy CS16 of the Havant Borough Core Strategy and aims to raise the standard of design across the borough. It sets out the council's design expectations with regard to new development and helps to identify and define the distinctive character and qualities of the borough that should be respectfully improved and enhanced through development. It was adopted by the Council on 14 December 2011 and forms part of the Havant Borough Local Plan.

It states that "it is important that gaps are retained between buildings. This helps form the pattern of development in an area, which in turn influences local character. Therefore, side extensions which have a negative effect on the gap between buildings should be resisted. This is particularly important for two storey extensions, which can also cause adverse effects on neighbouring properties, such as overshadowing. In general, the extension should not be closer than two metres from the boundary with neighbouring properties".

Paragraph 5.05 of the Borough Design Guide Supplementary Planning Document states that:

"In order to maintain a reasonable relationship between new dwellings and neighbouring properties, the following minimum distances should apply: Garden length should normally allow 10 metres between the dwelling and the boundary".

The proposed two storey side extension would be 5.4m in width and as such would be approximately 0.8m off the shared boundary with the neighbouring property No.36. Furthermore the two-storey extension would extend into the rear garden which would reduce

the size of the rear garden. Following the construction of the extensions it is proposed to convert the existing dwelling into 2No. 3 bed mid and terraced houses. This would significantly increase the level of activity on the site. Additionally, the proposed extensions would leave the existing property (No.38) with a rear garden length of only 8m and the new property (No.38A) with a garden length of 4.4m.

This would result in limited garden lengths and as such, limited amenity space for the occupants of the new and existing dwellings. It is therefore considered that the development of the site in the manner proposed would amount to over-development, in that it would give rise to unsatisfactory plot sizes and to a cramped and congested layout. The proposal is therefore contrary to 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.

(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. The rear elevation of No.36 would be in line with the front elevation of the proposed new dwelling on the application site.

The proposed two storey side extension would extend the existing dwelling from 9.8m in width to 12.8m. It would be 9.5m in length and have a ridge height of 6.8m. It would be set back from the shared boundary with No.36 by 0.8m. Although set back from the shared boundary, the length of the proposed extension along almost the full length of the garden of No.36, would lead to an overbearing and visually intrusive form of development. Furthermore the outlook from the garden of No.36 is also thought to be compromised by the proposal.

The length combined with the two storey height is considered to result in an excessive building bulk adjacent to an existing residential property (No.36), detrimental to the visual outlook and amenities of the occupier of this property. The proposal is therefore contrary to 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.

(iv) Parking Implications

The application proposes to convert the existing 1No. 5 bed house into 2No. 3 bed mid and terraced houses following the construction of a two storey front, side and rear extension. The application states that the existing house has no parking and that the proposal would 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 any highway safety concerns and as such is considered acceptable.

8 Conclusion

Although the site is in an urban area where further development is permitted, the development of the site in the manner proposed would amount to over-development, in that it would give rise to unsatisfactory plot sizes and to a cramped and congested layout.

Furthermore, the length combined with the two storey height is considered to result in an excessive building bulk adjacent to an existing residential property (No.36), detrimental to the visual outlook and amenities of the occupier of this property. The proposal is therefore contrary to 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.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/13/00814 for the following reasons:

- 1 Development of the site in the manner proposed would amount to over-development, in that it would give rise to unsatisfactory plot sizes and to a cramped and congested layout. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, National Planning Policy Framework 2012, and the Borough Design Guide Supplementary Planning Document, 2011.
- 2 The proposed two storey side extension would result in an excessive building bulk adjacent to an existing residential property (No.36), detrimental to the visual outlook and amenities of the occupier of this property. The proposal is therefore contrary to 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, 2011.