
Site Address:	148 St Albans Road, Havant, PO9 2LA		
Proposal:	Two storey side/rear extension		
Application No:	APP/13/00792	Expiry Date:	07/10/2013
Applicant:	Mr Sheath	Team:	Team 1
Agent:	Mr P Walker	Case Officer:	Heather Lealan
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 148 Albans Road is a two storey end terrace dwelling. It forms the end house of a block of four and is located at a right angle to the adjacent four house terrace block. This creates an enclosed feel to this section of the streetscene with is replicated in a similar courtyard block directly to the east of the site.
- 1.2 The site has a good sized rear garden with sizable poplar tree and a small field maple located to the rear corner of the plot and a smaller evergreen towards the western site boundary. There is no parking provision within the curtilage of this site.

2 Planning History

No relevant planning history on Acolaid.

3 Proposal

Two storey side/rear extension.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - No adverse comment to this proposal.

Tree Officer - The Poplar and Field maple are sufficient distance from the proposal. However, the applicant confirmed on site visit that they were intending to remove them. The Tree Officer raised no concern at this and confirmed that none of the trees on site were worthy of a TPO.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary

a) Overbearing and will cause loss of sunlight to adjacent dwelling and garden to south east of the site

b) I am also worried about the exact location of the extension as they have mentioned altering the shape some how but this is not detailed in the plans so I am unable to comment on a possible different extension as I do not know how it may be structured. *Only the plans as submitted with this application are being considered*

c) Concerned about the party building (the brick shed). If they damage our property in building their extension and knocking down their half of the shed who is responsible? I do not feel that it should be down to us to repair or pay for legal advice on this as we have not asked for the extension. *This is a civil matter not a planning matter*

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 effect on streetscene
- (iii) Effect on residential amenity
- (iv) Highway Impact
- (v) Impact on Trees

(i) Principle of development

7.1 The dwelling is within the urban area and as such further development is acceptable in principle, so long as it accords with the development control considerations as assessed below.

(ii) Design and effect on streetscene

7.2 After consideration it is not considered that the two storey extension would be unacceptable on the grounds of the impact that it will have on the gap at first floor level between the application site and the neighbouring dwelling to the south east. This consideration takes into account the short terraces of 4 dwellings that are prevalent in the immediate location. This formation of terraces form a courtyard type

street pattern and it is considered that the extension will, if anything, strengthen this vernacular form of street layout.

(iii) Effect on residential amenity

7.3 It is not considered that the two storey element would be detrimental to the surrounding residential amenity. In regard to the neighbouring dwelling to the south east, it is noted that this dwelling has a conservatory attached to the northern elevation of the dwelling house. However, due to the degree of separation of the conservatory from the proposal and the orientation of the proposal northwest of the conservatory, it is not considered that any reduction in sunlight would be such that a reason for refusal could be substantiated on this ground. Furthermore, the predominant outlook from this neighbouring dwelling is across the sizable garden to the east and north east, well beyond the footprint of the proposed two storey extension.

7.4 Therefore, the separation distance from all adjacent dwellings is sufficient so as in planning terms not to create an unacceptable degree of loss of sunlight and overbearing impact.

(iv) Highway Impact

7.5 The dwelling currently has no allocated parking; as such it is not considered that the application for the addition of a further bedroom can be refused on the grounds of inadequate parking provision

(v) Impact on Trees

7.6 It is not considered that any of the trees on site are worthy of a Tree Preservation Order and the applicants intended felling of trees within the curtilage of this site raises no concerns.

8 Conclusion

8.1 It is considered that the application should be permitted subject to conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00792 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, unless agreed otherwise in writing by the Local Planning Authority.
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 hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan and Layout Plan OS ref. O1607664/5 received 12 August 2013

Existing Ground Floor Plan 1 received 12 August 2013

Existing First Floor Plan 2 received 12 August 2013

Proposed First Floor Plan 3 received 12 August 2013

Proposed Ground Floor Plan 4 received 12 August 2013

Existing and Proposed Elevations Plan 5 received 12 August 2013

Section Drawing Plan 6 received 12 August 2013

Reason: - To ensure provision of a satisfactory development.