
Site Address:	10 Elm Park Road, Havant, PO9 2AD		
Proposal:	Two storey side extension.		
Application No:	APP/13/00573	Expiry Date:	12/08/2013
Applicant:	Mr Williams	Team:	Team 1
Agent:	Mr P Walker	Case Officer:	Stephen Andrews
Ward:	St Faiths		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The application site is located within the settlement boundary of Havant where the principle of development is acceptable.

Elm Park Road is a residential road characterised by a variety of dwelling types both two storeys and three storeys in height. It was noted that there was a distinct separation point in respect of character of dwelling at around the half way point of the road. The initial half was made up of two storey detached, terraced and semi-detached dwellings with spacing between the properties. The second half was made up predominantly by flatted development up to three storeys in height.

The application site is made up of a two storey semi-detached dwelling with plain tile hipped roof and pebble dashed walls. The dwelling has a large rear conservatory style extension and attached garage to the side. There is on site parking to the front of the site with vehicular access on to Elm Park Road.

2 Planning History

APP/10/00370

Rear conservatory - Approved - 20/10/2010

3 Proposal

Planning permission is sought for the erection of a two storey side extension with integral garage. The extension measures approximately 2.9m in width, 8m in depth (that of the existing dwelling) and 8.3m to ridge height (that of the existing dwelling).

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The proposed two storey side extension would see the dwelling extended up to the shared boundary with 12 Elm Park Road; this would leave a gap of approximately 2.8m between the two dwellings. It was noted on the officer site visit that there is a first floor window in the flank elevation of 12 Elm Park Road, however, this was believed to be either a secondary window or that serving a landing. As such whilst there would be some impact on this window in respect of reduced light it is not considered that this would be to a principle window serving a habitable room.

In respect of the location of the extension and the fact that it does not extend further forward or rearward of the host dwelling or that of neighbour 12 it is not considered that the development as proposed would result in matters prejudicial to neighbour amenity. It is possible that there would be some overlooking from the rear first floor windows over the garden of neighbour 12, however this would be an oblique and limited view (due to the existing boundary screening) and would be consistent with dwellings positioned next to each other.

Having regard to the above information it is considered that the development would not result in unacceptable harm to neighbour amenity by reason of overlooking, loss of privacy, overshadowing, overbearing effect or loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core

Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The proposed two storey side extension, which has the same depth and height as the host dwelling, would see the dwelling extended at a two storey height across the entire width of the plot. It is considered that this has significant implications to the visual amenity and appearance of the street scene and if replicated could have a damaging affect on the prevailing character of this section of Elm Park Road.

As mentioned in the site description above, this section of Elm Park Road is characterised by two storey detached, semi-detached and terraced dwellings. It is noticeable that for the most part that there is good separation distances between dwellings which provides a clear break in the built form of the street scene and in turn creates good spacing and some form of openness within the street scene. It is therefore considered that any development to the side elevations of dwellings within Elm Park Road must have due regard to this important and distinct characteristic.

The development proposes a two storey extension, of a height consistent with that of the host dwelling, that would see the complete loss of the space to the side. Whilst the absence of first floor development to the side of 12 Elm Park Road would see some form of gap retained it is considered unreasonable to rely on this as a form of justification for the proposal.

It would be normal practice to seek a subservient form of extension as this aids in creating a reduced built form, with clear break between the extension and host dwelling, and in this case some form of spacing between the two storey development and the side boundary. Further such reductions allows for an extension to be created without creating an unbalanced appearance between the pair of semi-detached dwellings.

During discussions with the applicant it has been established that the space identified for the development is limited and that a reduction in width at first floor level would render the development unviable and unusable. The applicant has also advised the local planning authority that he and his wife are registered foster carer's and that the extension would create two additional bedrooms that would allow additional children to be cared for. A reduction in the scale of the extension would prevent this from happening.

It is accepted that the applicant has a specific and genuine need for the additional space and that they are providing a valuable service to children and families in need. However, any new development must be balanced against the benefits provided and the resultant impact. In this instance, it is considered that the longer term impact of the scale of the extension proposed and the fact that it would set a significant precedent for other householders to follow would be greater. The unbalanced scale of development on the appearance of the semi-detached dwellings and erosion of space within the street scene would be damaging to the visual amenity and character of the area and would see the potential terracing of dwellings along Elm Park Road, which would have a greater and longer term impact.

It is considered that there is potential for other parts of the site to be developed that would retain the separation distances between dwellings and meet the requirements of the applicant. The local planning authority offered to meet with the applicant to discuss such options, during the consideration of this application but this was declined.

However, the authority is happy to explore these potential opportunities with the applicant through the Council's pre-application process.

Having regard to the above information it is considered that the development would conflict with the principles and requirements of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its height, width and proximity to the shared boundary with 12 Elm Park Road would result in the semi-detached dwellings appearing unbalanced with the erosion of space to the site. The result would be a development that creates a loss of space and openness within the street scene to the detriment of the visual amenity and character and appearance of Elm Park Road. Further the proposal could lead to an unacceptable precedent, which if replicated would result in a 'terracing effect' of development along Elm Park Road which would significantly alter its prevailing character and appearance. The application is therefore recommended for refusal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/13/00573 for the following reason

- 1 The development by reason of its height, width and proximity to the shared boundary with 12 Elm Park Road would result in the semi-detached dwelling appearing unbalanced with the erosion of space to the site. The result would be a development that creates a loss of space and openness within the street scene to the detriment of the visual amenity and character and appearance of Elm Park Road. Further the proposal could lead to an unacceptable precedent, which if replicated would result in a 'terracing effect' of development along Elm Park Road which would significantly alter its prevailing character and appearance. The development therefore conflicts with the principles and requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.