
Site Address: 74 Ramsdale Avenue, Havant, PO9 4DZ
Proposal: Two storey side extension, new front porch; new boundary wall to south incorporating 2m brick piers with brick and fence inserts to 1.8m; new vehicular access.
Application No: APP/13/01120
Applicant: Mr Byng
Agent: Mr Galloway
Ward: Barncroft

Expiry Date: 07/01/2014
Team: Team 2
Case Officer: Jenna Shore

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of an end of terrace two storey dwelling with a pitched roof and constructed from red multibrick. To the east and south a 2m wall and fence forms the boundary. To the north is the adjoining dwelling. To the east is a two storey end of terrace dwelling of similar size to that of the application site. Most dwellings have been extended or altered to the front elevation through the erection of small porches.

2 Planning History

APP/10/00175

Erection of dwelling adjacent to No. 74 Ramsdale Avenue incorporating new access to Quarely Road.

Refused. 28/07/2010

09/62707/001

Erection of dwelling adjacent to No. 74 Ramsdale Avenue incorporating new access to Quarely Road.

Refused. 24/11/2009

3 Proposal

- 3.1 The application seeks to erect a two storey side extension and single storey front extension. New boundary treatment to the south including 2m brick pillars and 1.8m fence panels and new vehicular access/hardstanding to the front of the dwelling.

4 Policy Considerations

National Policies

National Planning Policy Framework

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

Development Engineer

No adverse comments

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: 10

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) Effect on neighbours
- (iii) Effect on the character of the existing dwelling and the streetscene
- (iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

7.3 Neighbours to the north and south are unlikely to be affected by the proposal due to the siting of the extension to the south and adjacent to the highway. To the east the front garden area of the neighbouring dwelling is perpendicular to the extension. Due to the existing windows in the main dwellinghouse it is unlikely that the increase in the number of windows would result in an increase in overlooking.

7.4 The siting of the extension facing out to the front rear garden and blank flank wall of the neighbouring dwelling limits the extent to which the proposal could appear overbearing especially when stood in the rear garden of this neighbouring property. The proposal is unlikely to be seen from within the dwelling, again limiting the extent to which the proposal could appear overbearing.

7.5 The application site is located to the west of the nearest neighbour. This orientation means that light available to the neighbour to the east is unlikely to be affected.

Shadowing in the early/late afternoon is also unlikely to result to the front garden of the neighbour to the east due to the distance to the proposal.

(iii) Effect on the character of the existing dwelling and the streetscene

- 7.6 The proposed extension incorporates the design features of the original dwelling including a pitched roof, similar size windows and matching materials. Although the dwelling will appear wider this is unlikely to lead to a detrimental impact to the overall character.
- 7.7 The streetscene predominantly consists of two storey terraced dwellings with intermittent areas of open space. As part of the site visit other end of terrace dwellings were noted to have extended in a similar way. Such developments are common place in this area or Leigh Park where the end dwelling tends include a side as well as rear garden. This proposal is unlikely to lead to an adverse impact to the character of the street scene.
- 7.8 The proposed front porch does protrude beyond the original front wall of the dwelling, however the modest length is not considered to compromise the building line which runs from north to south. A number of porches of similar design are noted throughout the streetscene and are of a similar length and design. The front porch does alter the character of the dwelling however the length, design and occurrence of other similar forms of development are unlikely to lead to an adverse impact to the character of the dwelling. The proposal does protrude beyond the building line to the east (Quarely Road). However, the dwelling (No.74) is noted to have a greater gap between the side elevation and Quarely Road. The dwelling on the opposite side of the junction (no.72) is sited in closer proximity to the highway. It is therefore considered that the siting of the proposal is likely to mirror that of no.72 adding some symmetry to development upon entering Quarely Road. The building line to the east is therefore altered slightly but is however unlikely to lead to an adverse impact.
- 7.9 In regards to the proposed boundary treatment, a high wall and fence in excess of 2m is already located on site and is stained a dark brown. The staining softens the appearance of the boundary treatment in this location and does not appear significantly out of keeping. A boundary treatment of this size may be expected in a streetscene of this type where the fence forms the boundary to the side elevation of the garden. It is unclear whether this fence is to be retained or is to be removed and a new fence/wall erected (forming part of this application), to ensure that staining is used to a similar colour to that of the existing fence a condition can be added. A number of dwellings have incorporated handstanding the front of dwellings and is common in this area of Leigh Park where parking provision is limited in other locations. It is therefore considered that the proposal is unlikely to detract from the character of the immediate area.

(iv) Parking

- 7.10 The application seeks to increase off street parking to the front of the dwelling by increasing the area of hardstanding and adding a garage within the proposed extension. Therefore providing parking for three cars within the curtilage, meeting the required standard.

8 Conclusion

- 8.1 The proposed siting of the two storey extension adjacent to the highway provides

some separation from the development to the neighbouring dwelling to the south, limiting the extent to which the proposal may appear overbearing or result in a loss of light. To the rear (east) the proposal faces the blank flank wall of the neighbouring dwelling and out over the front garden. The proposal is unlikely to result in a loss of private amenity space to the rear. The design and scale is also considered to be in keeping with the streetscene especially in this area of Leigh Park. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01120 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 erection of the fence hereby permitted shall not commence until samples and details of the proposed finishes (including colour, manufacturers details and location of staining) have been submitted to and approved by the Local Planning Authority. Thereafter only such approved 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 CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan received by the Council 12th November 2013
Block plan, existing and proposed elevations and floor plan and fence detailing drawing number 13/40/P02 received by the Council 12th November 2013
Existing and proposed elevations drawing number 13/40/P02 received by the Council 12th November 2013

Reason: - To ensure provision of a satisfactory development.