



## **No.64**

APP/11/01289 - First floor rear extension - Permitted 27/09/2011.

### **3 Proposal**

- 3.1 It is proposed to erect a first floor rear extension above the existing ground floor rear extension to this dwelling. External alterations to walls and roof finishes are also proposed, together with replacement of existing windows. In addition a raised deck is proposed to the rear and alterations are proposed to boundary fencing. Some of the alterations proposed to the appearance of this dwelling do not require planning permission, such as window alterations in the existing dwelling, although will contribute to the unified change to the appearance of the dwelling which would result. The overall intention of the proposal is to modernise the appearance of the application dwelling.
- 3.2 The proposal has been revised as a consequence of negotiations and in an effort to reduce the potential impact of the proposals. Also, to remove the original side projection of the extension towards Stratford Road and bring it into line with the outline of the existing dwelling. The design has also been revised in order to endeavour to reduce the height of the proposal.
- 3.3 Describing the proposals in more detail, the proposed first floor rear extension would be located above the existing ground floor rear element of the application dwelling. It would be of modern design with a flat roof and finished externally in white render. This would contrast with the application of timber rainscreen cladding to the existing rear element. There would also be a zinc clad linking element to the first floor of the main dwelling with flat roof. The existing dwelling would be rendered and the roof would be changed to slate. Windows, doors and rainwater goods would be changed overall so as to present a unified appearance to the overall dwelling as extended. The rear elevation of the extension would contain the main window openings and one of these would be an oriel type window which would project out from the rear wall of the extension. This would have glazed sides which would include obscure glazing on the north side facing the adjoining dwelling (No. 64). No other windows are proposed in the north (side) elevation facing this adjoining dwelling. A small window opening is proposed within the link to the main dwelling facing Stratford Road.
- 3.4 At rear ground floor level, a raised decking area is proposed. This would be clad in stone and would extend across the rear of the dwelling and also project towards the joint boundary with no.64 adjacent, although this closer area would be set at a much lower level. At the side of the main raised area, a 1.7m high obscure glazed privacy screen is proposed in order to seek to prevent views northwards towards the adjoining property.
- 3.5 To the front of the dwelling, a covered area is proposed in front of the entrance door to the dwelling. This would be of modern design with zinc cladding. The site boundary of the dwelling to Ferndale would be changed to include slatted timber fencing above the existing dwarf wall to a height of 1m (reduced from the 1.6m originally proposed). Additional surfacing and parking would be provided to the front of the dwelling.

### **4 Policy Considerations**

National Planning Policy Framework (NPPF)  
Havant Borough Council Borough Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)  
DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

No consultees required.

## **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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

### **Summary of representations**

- Design, appearance and layout of the large first floor extension is not at all in keeping with any of the properties in the area.
- Offsetting of first floor results in the development seeming lop-sided.
- The mixture of material colours and finishes - brick, light coloured render, timber, new blue-grey tiles, and zinc - would give a disorderly and confused appearance, not at all in keeping with the surrounding buildings.
- Understand that Council policy is that extensions should relate sympathetically to the original dwelling and the surroundings both in architectural style and in building materials. APP/19/0625 certainly does not seem to do that.
- Understand that Council does not normally permit two storey extensions with a flat roof where the original dwelling has a pitched roof.
- Proposed extension will have a serious deleterious effect on the occupants of 64 Ferndale, especially with regard to a reduction in light to the ground floor kitchen and utility room on the south side of 64, for the majority of the year. This will result in higher electricity bills.
- Slab-sided first floor extension will have a severe adverse visual impact on the general outlook from the garden of 64 Ferndale.
- Attention should be paid to guttering and drainage - there have been difficulties with the existing extension.
- Revised plans submitted contain inconsistencies.
- The screens for the suggested external deck will stick up above the fence between 62 and 64, and would rise to only about 0.5m below the level of the base of the projected first floor. Whilst it is appreciated the glass will be obscured, it will be a further distinct eyesore raised above the level of the border fence.

***Officer comment:*** *The impact of the proposed development in terms of design and its impact on neighbouring properties is dealt with in the Planning Considerations section of this report. Apparent discrepancies in the plans have been drawn to the*

*attention of the agent and these have been corrected. With regard to drainage matters, as this is a householder extension such matters would fall within the purview of the Building Regulations.*

## **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 design and impact on the character of the area
  - (iii) Effect on neighbouring properties
  - (iv) Parking
- (i) Principle of development
- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.
- (ii) Appropriateness of design and impact on the character of the area
- 7.3 The proposals would undoubtedly result in a significant change to the appearance of this dwelling. However, the main issue in considering the proposal is not that the dwelling would 'look different' but whether its appearance would be visually unacceptable and/or result in harm to visual amenity.
- 7.4 The NPPF at paragraph 127 states that decisions should ensure that developments *".....are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change"* and that (para.131) *".....in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."*
- 7.5 In this case, the site is located within an established residential area characterised by dwellings of mixed type and design. There is no overall established design theme or character. The proposal would introduce a dwelling design which has a modern appearance when compared to much of the development in the vicinity. However, this is not considered to mean that it ought to be seen as unacceptable for that reason. The design would maintain a unified appearance to the dwelling and it would contrast with surrounding development. However, it is not considered that this contrast would be harmful to the character and appearance of the area. The character of the area is already mixed and the proposal is considered to introduce a more modern design to the existing palette of dwellings in the immediate locality. In addition to this, whilst the site is in a corner location, there is existing screening of a substantial nature which would mitigate visual impact.
- 7.6 In this context, the design of the extension and other works proposed are considered to be appropriate to the overall building as proposed and would not be out of scale or result in a dwelling with a jarring incongruous appearance. With regard to the flat roofed nature of the proposal, the fact that this would relate to a host dwelling which will have been modernised with a contemporary treatment to its elevations means that the juxtaposition of flat roofed extension to pitched roof dwelling will be more successfully handled in design terms than were it to be added to the dwelling in its current condition. The rear extension is also articulated in its side elevation form, with the use of contrasting materials denoting the transition from the host dwelling to the extension.

7.7 The design and appearance of the proposal is therefore considered appropriate in context to the main building and in the context of the locality and is considered to be acceptable, being consistent with the NPPF and meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in a significant adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.8 The principal impacts of the proposed development would potentially be on the amenities of the occupiers of no.64 adjoining to the north of the site. The development proposed does not include windows which would overlook this adjoining property and as such privacy loss would not arise. In addition, the obscure glazing of the north side of the oriel window and the inclusion of a privacy screen to the raised deck area would also prevent overlooking and privacy loss.

7.9 Regarding outlook, the proposed first floor rear extension would not encroach into a 45 degree outlook from adjoining rear elevation windows of no.64 and would not therefore result in harm to amenity in terms of the outlook from these windows. The extension would be approximately 1.2m from the joint boundary with no.64 and approximately 2.8m from the side of the ground floor rear element of that dwelling. The proposal would introduce development at a greater height in proximity to the boundary, which would result in some additional overshadowing at certain times of the year, as shown in a 'shadow analysis' submitted with the application. However it is not considered that this would be sufficient to justify a refusal of planning permission. In addition, the largest window at No.64 serves a utility room which is not a habitable room and furthermore this window already faces towards the side of the application dwelling and there is intervening fencing. It is not therefore considered that there is an unacceptably harmful impact on the amenity of No.64.

7.10 Regarding the appearance of the proposed development, it is not considered to be unduly dominant nor is it considered to be overbearing. The design is articulated and would not present an unbroken expanse of new development extending out from the rear at first floor.

7.11 There would undoubtedly be an impact on and change to the outlook from the rear garden of No.64 when looking south, this is not however considered to be unacceptable given the extent of separation and the articulation of the design, coupled with the extent of the garden which would remain unaffected by the development.

7.12 The top of the proposed privacy screen to the raised deck would be visible to a limited degree above the fence line, but this would be set away from the boundary by approximately 4.4m and is not considered to result in harm to visual amenity, and would prevent overlooking from the raised patio area.

7.13 Considered as a whole, the development is not considered to result in unacceptable harm to the amenity of the occupiers of the adjoining dwelling or to amenity elsewhere.

(iv) Parking

7.14 The development would result in the property remaining a 4-bedroomed dwelling, with no change therefore to the car parking requirements associated with the development. Notwithstanding this, the alterations proposed to the layout of the property frontage will ensure that parking provision at the site would be in accord with Council Standards and the proposals are therefore in accord with Core Strategy Policy DM13.

## 8 **Conclusion**

- 8.1 The scale, siting and design of the proposals are not considered to be harmful to the character and visual amenities of the area, nor to the amenity of the adjoining occupiers and the proposal is not considered to give rise to harm due to privacy loss. The proposals would therefore have limited and acceptable impact on the neighbours and the locality and are therefore considered to be appropriate and recommended for approval.

## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00625 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number 19A\_012 01/Rev.B - Proposed Block & Location Plans  
Drawing Number 19A\_012 02 - Existing Site Plan  
Drawing Number 19A\_012 03/Rev C - Proposed Site Plan  
Drawing Number 19A\_012 04/Rev.A - Existing Floor Plans  
Drawing Number 19A\_012 05 - Existing Elevations  
Drawing Number 19A\_012 06/Rev.D - Part Site Plan as Proposed  
Drawing Number 19A\_012 07/Rev.C - Proposed Ground Floor  
Drawing Number 19A\_012 08/Rev.C - Proposed First Floor  
Drawing Number 19A\_012 09/Rev.A - Proposed Roof Plan  
Drawing Number 19A\_012 010/Rev.B - Proposed Stratford Road Street View & Site Cross Section  
Drawing Number 19A\_012 011/Rev.A - Proposed Ferndale Street View & Site Cross Section  
Drawing Number 19A\_012 012/Rev.C - Proposed West (Front) Elevation  
Drawing Number 19A\_012 013/Rev.B - Proposed East (Rear) Elevation  
Drawing Number 19A\_012 014/Rev.C - Proposed North (Side) Elevation  
Drawing Number 19A\_012 015/Rev.B - Proposed South (Side) Elevation  
Drawing Number 19A\_012 016/Rev.A - Proposed Cross Section  
Drawing Number 19A\_012 018 - Shadow Analysis, Existing & Proposed

**Reason:** - To ensure provision of a satisfactory development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 3 No above ground development shall commence until details of all external doors, windows, facing and roofing materials and materials for the decking area and privacy screen have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No works of hardsurfacing of the site shall take place until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.  
**Reason:** In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Before the rear deck area is first brought into use the privacy screen indicated on the approved drawings shall be provided in accordance with those drawings and 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.
- 6 Before the first floor extension is first brought into use the north side of the glazed oriel window shall be fitted 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. The north side of the glazed oriel window shall also be non-opening. At all times following the implementation of the development the north side of the oriel window shall be retained in that obscure glazed and non-opening condition.  
**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.
- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows doors or other openings shall be constructed within the north side elevation of the development hereby permitted without the prior written approval of the Local Planning Authority.  
**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.

**Appendices:**

- (A) Location Plan
- (B) Proposed Site Plan
- (C) Proposed Ground Floor Layout
- (D) Proposed First Floor Plan
- (E) Proposed Roof Plan
- (F) Proposed North and South Elevations
- (G) Proposed East and West Elevations
- (H) Shadow Analysis