

107 PORTCHESTER ROAD PORTSMOUTH PO2 7JA

**CONSTRUCTION OF SINGLE STOREY REAR AND SIDE EXTENSION****Application Submitted By:**

Mr Ian Knight  
Knight Architectural Design

**On behalf of:**

Mrs Kim Piper

RDD: 11th November 2022

LDD: 9th January 2023

**WEBLINK:**

[HTTPS://PUBLICACCESS.PORTSMOUTH.GOV.UK/ONLINE-APPLICATIONS/APPLICATIONDETAILS.DO?ACTIVETAB=DOCUMENTS&KEYVAL=RL4018MON1T00](https://publicaccess.portsmouth.gov.uk/online-applications/applicationdetails.do?activetab=documents&keyval=RL4018MON1T00)

**1.0 SUMMARY OF MAIN ISSUES**

1.1 The application is presented to the Planning Committee as the applicant is a Council employee.

1.2 The main considerations within this application are:

- Design
- Impact upon residential amenity

**1.3 Site and Surroundings**

1.4 The property is a mid-terraced dwellinghouse located on the northern side of Portchester Road. The building has an original two storey outrigger and a further single storey flat roofed addition to the rear which accommodates a bathroom and kitchen (see Figure 1).



Figure 1: Existing floor plan extract and rear and side elevations

## 1.5 Proposal

- 1.6 The application seeks planning permission for a single storey extension that would wrap around the outrigger at the rear and side (along the lightwell), following removal of the existing addition (see Figure 2).



Figure 2: Proposed floor plan extract and rear and side elevations

- 1.7 The extension would provide an open-plan kitchen/family room with french doors opening out onto a patio. The addition would project northwards no further than the existing addition (which is to be removed). The eaves of the extension would be 2.3m high with a monopitch roof rising to 3.1m at its highest point and would incorporate 3 rooflights in its western facing slope.
- 1.8 The application initially also included a proposed rear dormer and rooflights to the front. These elements have been removed from the application as they are intended to be constructed under 'permitted development' rights.

## 1.9 Relevant Planning History

- 1.10 None

## 2.0 POLICY CONTEXT

- 2.1 The relevant policies within the Portsmouth Plan (2012) would include: PCS23 (Design and Conservation)

- 2.2 In accordance with the National Planning Policy Framework (NPPF) July 2021 due weight has been given to the relevant policies in the above plan.

## 3.0 CONSULTATIONS

- 3.1 None

## 4.0 REPRESENTATIONS

- 4.1 None

## 5.0 COMMENT

### 5.1 Design

- 5.2 Policy PCS23 of the Portsmouth Plan states that all new development must be well designed and, in particular, respect the character of the city.

- 5.3 The application site is considered to be of adequate size to accommodate the proposed extension and it would not be considered over-development of the plot.

- 5.4 The single storey nature of the proposed extension and its overall design, including a render finish and roof tiles to match those used on the existing building, are considered appropriate in the context of the recipient building and the wider area.
- 5.5 Impact on Residential Amenity
- 5.6 The main property likely to be affected by the proposed extension would be the adjoining dwelling to the west (no.105). Unlike all other properties within the terrace, no.105 Portchester Road unusually only has a single storey projection at the rear rather than a typical 2 storey outrigger. This projection accommodates a kitchen with a clear glazed window facing into the site but is also served by windows and a glazed door within its rear elevation.
- 5.7 Whilst the ground floor (north facing) reception room and (east facing) kitchen window of no.105 would experience some loss of light and outlook, and an increased sense of enclosure, it is also noted that the eave height of the proposed extension adjacent the common boundary with no.105 has been kept fairly modest at 2.3m and that no.105's kitchen is also served by glazed openings at the rear allowing light and outlook from the garden area. The existing fence/wall along the common boundary is 2m high and to some degree already restricts available light and outlook to these openings. On balance, it is considered that any loss of neighbouring residential amenity would not be unduly harmful so as to justify refusal.
- 5.8 The relationship with the adjoining property to the east (no.109) would not be significantly different to that at present, given that the depth of the proposed extension would be identical to that of the existing single storey addition to the rear of the application site. Whilst the proposed extension would incorporate a higher roofline, this is not considered to result in any significant loss of residential amenity to occupiers of no.109.

5.9 CIL

Portsmouth City Council introduced its Community Infrastructure Levy (CIL) charging schedule in April 2012. Most new development which creates over 99sqm of gross internal area or creates a new dwelling is potentially liable for the levy. However, exclusions, exemptions and reliefs from the levy may be available. In this case the proposed new floor space created would be less than 99sqm and therefore it is unlikely a CIL charge would be applicable.

5.10 Human Rights

The Council is required by the Human Rights Act 1998 to act in a way that is compatible with the European Convention on Human Rights. Virtually all planning applications engage the right to the enjoyment of property and the right to a fair hearing. Indeed, many applications engage the right to respect for private and family life where residential property is affected. Other convention rights may also be engaged. It is important to note that many convention rights are qualified rights, meaning that they are not absolute rights and must be balanced against competing interests as permitted by law. This report seeks such a balance.

5.11 Equality Act

Under section 149 of the Equality Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment, or victimisation of persons by reason of their protected characteristics. Further the Council must advance equality of opportunity and foster good relation between those who share a relevant protected characteristic and those who don't. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Having had due regard to the public sector equality duty as it applies to those

with protected characteristics in the context of this application, it is not considered that the officer's recommendation would breach the Council's obligations under the Equality Act 2010.

## **RECOMMENDATION                      Conditional Permission**

### **Conditions**

#### **Time Limits**

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

#### **Approved Plans**

- 2) Unless otherwise agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing number: Location Plan, Proposed Floor Plans and Elevations no.KAD.02A.PRO Revision D.  
Reason: To ensure the development is implemented in accordance with the permission granted.

#### **Materials**

- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those on the existing building.  
Reason: In the interests of visual amenity in accordance with policy PCS23 of the Portsmouth Plan.

### **PRO-ACTIVITY STATEMENT**

In accordance with the National Planning Policy Framework the City Council has worked positively and pro-actively with the applicant through the application process, and with the submission of amendments an acceptable proposal has been achieved.