

DELEGATED OFFICER REPORT

Site Address: 84A Priorsdean Crescent, Havant, PO9 3AU
 Proposal: Single storey side extension with steps to the rear and new access onto Priorsdean Crescent.
 Application Type: Full Planning Permission
 Application No: APP/24/00710 Expiry Date: 17/12/2024
 Applicant: Mr Davids
 Agent: Miss T Travers-Ayre Case Officer: Denise Sheath
 Thorns - Young Ltd
 Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

84A Priorsdean Crescent, Havant, is a two storey end of terrace property located on the north eastern corner of Priorsdean Crescent. The property is constructed with a cream render exterior with a concrete hung tiled roof. The property benefits from a facebrick front porch. The property has a small front garden with a modest size side and rear garden area. The rear and side boundary treatment consists of a mixture of close boarded wooden fence panels, with a brick wall to the front. There is an access onto Priorsdean Crescent located to the rear south eastern side boundary.

2 Planning History

52/02094 - for the erection of 420 Wimpey Houses, bUNK,22/12/1952
APP/23/00776 - Construction of two storey side extension with steps to rear. New access onto Priorsdean Crescent. WD - 21/03/2024
APP/24/00464 - Application of an external wall insulation system, replacement of existing windows, and replacement of existing entrance canopies with new GRP canopies to eliminate thermal bridges. PERM - 09/08/2024

3 Proposal

Single storey side extension with steps to the rear and new access onto Priorsdean Crescent.

4 Policy Considerations

National Planning Policy Framework
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)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

From the information received, we can see no evidence of the applicant using the existing wastewater connection and Surface Water scheme. If the applicant is not proposing to use the existing drainage system, Southern Water will then require a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/developing-building/connection-charging-arrangement>

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Officer Comment: If permission is granted the above informative if recommended, as Building Regulations would control the disposal of foul and surface water and would consult Southern Water, if required.

Hampshire Highways

Thank you for your re-consultation on the above planning application. The Highway Authority previously responded to this planning application in a formal response dated 16 October 2024.

It is noted that the Highway Authority previously requested further information regarding visibility splays and vehicle tracking for the proposed parking space.

Notwithstanding this above position, the Highway Authority had previously responded under extant planning reference APP/23/0776 providing no objections subject to conditions. Whilst it is acknowledged that this application has since been withdrawn the highway aspects between these two applications remain the same.

Given the precedent that has previously been set on this application, the Highway Authority provide no objections to this planning application subject to the addition of the conditions and informative previously recommended. For clarity these are laid out below:

1. Prior to use commencing the area shown on the approved plan for the parking of a vehicle shall be surfaced in a non-migratory material. The surfacing shall be maintained in this condition thereafter.
2. No gates or other obstruction to the passage of vehicles shall be provided either on or between the car parking space and the northeastern site boundary at any time.

Informatives:

1. To save having to introduce interception drainage it is recommended that the longitudinal fall of the proposed car parking space is from north-west to south-east.
2. It is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link: Apply for a vehicular access | Hampshire County Council (hants.gov.uk). It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee. The applicant should also be aware that if an existing access is to be closed, a full height kerb should be reinstalled.

Officer Comment: *If permission is granted the above conditions are recommended, together with the informatives.*

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: 12

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)
- (v) Highway Implications

(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.

7.3 (ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is for a single storey side extension located to the north eastern elevation of the property. The proposed extension is to be set back 0.2 metres from the front elevation and would be flush with the rear elevation of the property. The proposed extension would have a width of 3.5m a depth of 6.5m, an eaves height of 3m with a maximum height of 5.1m. The proposal would be constructed with face brickwork to match the existing front porch area.

7.4 The proposed side extension will, by nature of its location, be visible from the public domain. It is considered that the use of materials to match the existing dwelling will reduce any significant impact on the visual amenity of the area.

7.5 A dropped kerb is proposed to the north eastern boundary onto Priorsdean Crescent. Many of the properties within the streetscene of Priorsdean Crescent already benefit from dropped kerbs. It is therefore considered the installation of a new dropped kerb would not have a harmful impact upon the character of the streetscene.

7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.7 The proposal is to be attached to the north eastern side elevation of the existing property, with the closest properties located approximately 15.1m to the north east; approximately 20m to the south

and approximately 30m to the north west. It is therefore not considered that the extension will cause an unacceptable harm to the occupiers of these neighbouring dwellings in terms of being

overbearing or create any loss of light, overlooking or loss of privacy. It is therefore considered the impact upon these neighbouring properties from the proposed extension would be minimal and acceptable.

7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.9 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(iv) Highway Implications

- 7.10 The agent has submitted a block plan showing that 2No. parking space may be accommodated within the curtilage of the site with a new access onto Priorsdean Crescent to the front of the site. (The Block Plan shows a second access to the rear, which was identified as an existing vehicular access on drawing No. 1 attached to permission 04/54009/001). The Highway Authority has raised no objection to the proposed works subject to conditions. These conditions state that should planning be granted it is recommended a non-migratory material is used for the onsite parking and that no gates or other obstructions to the passage of vehicles are provided either on or between the car parking space and the north-eastern site boundary at any time. Such conditions are recommended if permission is granted.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, would have a limited impact on the neighbouring properties and in highways safety terms is acceptable. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00710 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:

Location Plan - Received 19 September

Block Plan - Received 22 October 2024

Existing and Proposed Elevations and Floor Plans - Drawing No.7193.23.1

REV B - Received 23 September 2024

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 4 Prior to use commencing the area shown on the approved plan for the parking of a vehicle shall be surfaced in a non-migratory material. The surfacing shall be maintained in this condition thereafter.

Reason: To provide satisfactory access and in the interests of highway safety having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 5 No gates or other obstruction to the passage of vehicles shall be provided either on or between the car parking space and the north-eastern site boundary at any time.

Reason: To provide satisfactory access and in the interests of highway safety having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework