
Site Address:	14 Wigan Crescent, Havant, PO9 3PP		
Proposal:	Single storey rear extension to property (replacement).		
Application Type:	Full Planning Permission		
Application No:	APP/23/00739	Expiry Date:	01/11/2023
Applicant:	Mrs Clarke		
Agent:		Case Officer:	Denise Sheath
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

14 Wigan Crescent, Havant, is a two storey semi-detached property constructed with red/brown brick with a hung tiled roof. The property benefits from a detached garage to the rear northern side elevation. The rear of the property has a laid to lawn area with sheds along the rear boundary. The boundary treatment consists of 1.8m close boarded wooden fencing to all rear and rear side boundaries. The front of the property is hard surfaced to allow for off road parking with a hard surfaced area leading the detached garage.

2 Planning History

None relevant

3 Proposal

Single storey rear extension to property (replacement).

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)

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

Not 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: 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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(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 proposal is for a single storey flat roof extension following the demolition of the existing rear extension and conservatory. The proposed extension will have a depth of approximately 5.8m from the rear south elevation spanning a width of 3.5m before the extension drops in depth to then span a further width of 2.5m (6m width in total) with a depth of 4.6m attaching to the rear north elevation. The flat roof of the extension will have a maximum height of approximately 3m and have 2No. rooflights inserted into the flat roof element to allow for more natural light to the dining area. The proposed extension will be constructed with brick to match the existing property with cladding 'black charcoal' in colour to the whole rear elevation elevation.

7.4 The proposed extension would not be readily visible from the streetscene due to its location to the rear of the property. It is not considered that the proposed extension would have a harmful impact upon the character of the streetscene. Many of the properties within Wigan Crescent have a form of extension to the rear elevations.

7.5 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

7.6 The proposed extension would have an approximate 15m distance from the rear boundary with an approximate 50m distance from the rear facing elevation of the neighbouring property to the rear No. 58 Maylands Road. It is therefore considered that the proposed extension would have a minimal and acceptable impact upon this

neighbouring property.

- 7.7 The proposed extension would maintain the 2.5m distance from the neighbouring property to the north No. 12 Wigan Crescent. It is not considered that the proposed extension would have a negative impact upon this neighbouring property with regard to loss of light, overshadowing, loss of outlook when compared to the existing position. Therefore any impact would be considered minimal and acceptable.
- 7.8 The adjoining neighbouring property to the south No.16 Wigan Crescent benefits from a single storey rear extension at a depth of 5.995m and a maximum height of 2.972m. It is therefore considered that the proposed extension would not have a negative impact upon this neighbouring property with regard to being overbearing in nature, create a loss of light or a loss of outlook. It is therefore considered that the proposal would have a minimal and acceptable impact upon this neighbouring property.
- 7.9 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.

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, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00739 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 - Dated 5 September 2023
Location Plan, Existing and Proposed Site Plan - Received 26 September 2023
Existing Floor Plan and Roof Plan - Received 26 September 2023
Existing Elevations - Received 26 September 2023
Existing 3D Views - Received 26 September 2023
Proposed Floor Plan and Roof Plan - Received 26 September 2023
Proposed Elevations - Received 31 October 2023
Proposed 3D Views - Received 31 October 2023
Confirmation of Cladding Colour - Received 31 October 2023

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans and details, or 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.