
Site Address:	64 Stockheath Way, Havant, PO9 2DT		
Proposal:	Two storey side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00640	Expiry Date:	19/09/2023
Applicant:	Mr Murtagh		
Agent:	Mr Choudhury	Case Officer:	Joseph Toole
	MC Architectural Design Ltd		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

64 Stockheath Way, Havant, is a two storey semi detached property located to the east side of Stockheath Way on the corner. The property comprises red brickwork with concrete roof tiles. Vehicular access is from Stockheath Way with parking to the front and side.

The property is located within a residential area with surrounding properties of similar style and design.

2 Planning History

No relevant planning history.

3 Proposal

The proposed development is for a proposed two storey side extension. It would be used as a playroom, office, w.c. and utility room on the ground floor and a bedroom and en-suite on the first floor.

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)

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

Councillor Kristine Tindall - Battins

No Comment.

Councillor T Moutray

No Comment.

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: 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) Parking matters

(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 proposed extension would have red facing brickwork and concrete roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse and character of the area.

7.4 The proposed two storey side extension would be visible from the street scene. It would be set back from the front of the existing property by 1 metre and would be below the existing ridge height of the main dwellinghouse. This is considered to appear as an addition to the main house which is recommended with the Havant Borough Design Guide SPD. Furthermore, other two storey side extensions can be found within the immediate street scene. Therefore, the proposed works are considered to be of appropriate size and design in keeping with the character of the area.

- 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 In terms of the impact on neighbouring properties, the proposed works to the front of the property are not considered to have an adverse impact on the occupiers opposite. Whilst the development would come closer to the northern boundary it would be offset by Stockheath Way thus not considered to have an adverse impact on No.82 Stockheath Way. To the rear at first floor level there would be a window serving the en-suite. This view would face out onto the front driveway of No.66 Stockheath Way thus not considered to cause harmful overlooking. Overall, the proposal is not considered to have an adverse impact on any neighbouring property.
- 7.7 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) Parking matters

- 7.8 The proposed works would increase the number of bedrooms from 2 to 3 therefore 2 car parking spaces are required on site. There is sufficient car parking to accommodate this, therefore complying with Policy DM13 of the Havant Borough Core Strategy (2011) and the Havant Borough Parking Standards SPD.

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/23/00640 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, Block and Roof Plan, Floor Plans and Elevations Drawing No. 2153
01.01 REV H uploaded 1st November 2023

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.