
Site Address:	1 Meyrick Road, Havant, PO9 1NN		
Proposal:	Two storey side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00432	Expiry Date:	04/08/2023
Applicant:	Mrs M Jones		
Agent:	Mr K Kappes	Case Officer:	Joseph Toole
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Meyrick Road, Havant, is a two storey end of terrace property located to the south east of Meyrick Road. The property comprises of brickwork on the ground floor and cream render on the first floor with concrete roof tiles.

The property is located within a residential area with surrounding properties of the same design.

2 Planning History

No relevant planning history.

3 Proposal

The proposal would involve a two storey side extension to be used as a hall, W/C and utility room on the ground floor and a bedroom and dressing room 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)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Councillor Gillian Harris
No Comment.

Councillor Imogen Payter
No Comment.

Councillor Phil Munday - St Faiths

No Comment.

Environment Agency

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 brickwork and roof tiles to match the existing property. This would be in keeping with the context of the host dwelling and the character of the area.

- 7.4 The proposed two storey extension would be visible from the street scene. It would be set back from the front (at first floor level) and below the existing ridge of the property. This is considered to appear subservient to the host dwelling and would comply with the criteria for side extensions within the Havant Borough Design Guide SPD. The extension would be set back from the corner of Meyrick Road and its junction with West Street which would reduce the visual impact in the street scene. There may be a need to prune back a garden tree, however the tree should be able to be retained and is not considered likely to be suitable for a TPO.

- 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 To the front there would be a door on the ground floor and a window on the first floor facing the public highway and the property opposite. This is considered to create similar views to that already established on site thus considered to have an acceptable impact on the surrounding properties.
- 7.7 On the east side facing West Street due to the distances from the properties, the proposed side extension is not considered to appear overbearing or result in the harmful loss of light. There would be a window on the ground floor and a window on the first floor both serving W/C's. Due to its position it is not considered to cause harmful overlooking of any neighbouring properties.
- 7.8 To the rear, due to the position of the proposed extension it is not considered to have an adverse impact on No.20 West Street in terms of appearing overbearing or resulting in the harmful loss of light. On the ground floor there would be a door and a window facing out on the rear garden. These views would be screened by the existing fencing thus not considered to cause harmful overlooking. At first floor level there would be window within the proposed side extension serving a dressing room. As this would face out onto the flank wall of No.20 West Street it is not considered to cause harmful overlooking.
- 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.

(iv) Parking matters

- 7.10 The proposed works would continue to provide 3 bedrooms therefore not resulting in any changes to the parking requirements, it is noted that there is currently no on site parking.

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/23/00432 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

Block Plan

Existing and Proposed Floor Plans - 894/1 A

Existing and Proposed Elevations - 894/2 A

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.