
Site Address:	25 Overton Crescent, Havant, PO9 4QH		
Proposal:	First floor side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00730	Expiry Date:	26/10/2023
Applicant:	Mr & Mrs Ray		
Agent:		Case Officer:	Bethany Crowther
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey, end of terrace property to the north of Overton Crescent. The property consists of brickwork with a tiled pitched roof. The property has previously been extended with a front extension and a single storey side extension to the west of the property.
- 1.2 The surrounding area is residential in character and contains properties of similar design. To the front of the site is a green space situated between Overton Crescent and Selborne Avenue, which separates the properties of each street.
- 1.3 The application site lies in Flood Zones 2 & 3.

2 Planning History

APP/14/00596 - Single storey front extension., PERM,31/07/2014
APP/15/01288 - Single storey side extension., PERM,14/01/2016

3 Proposal

First floor side extension.

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

CS15 (Flood and Coastal Erosion)
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 Amy Redsull - Warren Park

No comments received

Councillor Tony Denton

No comments received

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: 5

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) Flood risk

(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 first floor side extension would be located above the existing single storey side extension to the west of the property. The extension would come level with the existing front, rear and side elevations of the ground floor side extension. The extension would extend approximately 3.5 metres from the original side wall of the existing dwellinghouse when measured from the front elevation, and approximately 1.5 metres from the original side wall when measured from the rear elevation. The ridge height of the proposed extension would be level with the main dwellinghouse. The new space would facilitate an extension of the main bedroom, a dressing room and an ensuite. There is one proposed window situated on both the front and rear elevations.

- 7.4 Due to the positioning of the side extension being located on a road bend at Overton Crescent, there would be limited view of the proposal from the street scene. It is recognised that two storey extensions are not typical in the immediate surrounding area. Typically, the ridge line of a two storey side extension would be designed to be lower than the host dwellinghouse, however in this instance, due to the predominant presence of gable ends in the area, a consistent ridge line is considered to be of appropriate design. It is therefore considered that the visual impact of the proposal on the street scene would be limited due to the geometry of the road and therefore would not cause any adverse harm to the character of the area.
- 7.5 The materials would consist of brickwork to match existing on the front and rear elevation. The side elevation would use brickwork or render. Although currently there is no render to the side elevation, previous planning permission under reference APP/15/01288 permitted render to be used to this elevation on the ground floor extension. It is considered that due to the side elevation being positioned on the road bend and not holding a prominent position within the street scene, these materials are considered acceptable on the first floor extension. The roof would contain plain tiles to match existing. The proposed windows would be white UPVC to match existing. It is therefore considered that the materials are in keeping with the context of the main dwellinghouse and therefore acceptable.
- 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 To the north-west of the property is no. 23 Overton Crescent. Whilst it is acknowledged that the proposed works may lead to a degree of loss of light in the morning hours to the rear garden of no. 23, it is considered to be of a degree which would not justify planning refusal. On the rear elevation is a proposed window serving the ensuite. Due to the diagonal shape and positioning of the rear garden of the application site and no. 23 Overton Crescent, a condition has been added to the recommendation requiring an obscurely glazed window to protect residential amenity to prevent overlooking and a loss of privacy to no. 23.
- 7.8 It is considered that the proposal would not lead to demonstrable harm in terms of loss of light, outlook or privacy to the adjoining property at no. 27 Overton Crescent.
- 7.9 The separation distance between the properties located to the front and rear of the property is considered great enough to not lead to any loss of light, outlook or privacy as a result of the proposed works.
- 7.10 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) Flood risk

- 7.11 The application site falls within Flood Zones 2 and 3, however the proposed development is for the construction of a first floor side extension, and would therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).

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. The proposed development complies with the policy requirements relating to flood zone areas. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00730 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:

SITE LAYOUT PLAN - 5921/500
PROPOSED FIRST FLOOR SIDE EXTENSION - 5921/5
PROPOSED FIRST FLOOR SIDE EXTENSION - 5921/4

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window serving the en-suite on the first floor on the rear elevation facing No. 23 Overton Crescent shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non-opening above 1.7 metres floor level and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.