
Site Address: 10 Belmont Grove, Havant, PO9 3PU
Proposal: Single storey rear and partial side extension following demolition of existing garage.
Application Type: Full Planning Permission
Application No: APP/23/00375 Expiry Date: 13/07/2023
Applicant: Mr Bates
Agent: Mr Adams Case Officer: Ikrame Essalih
 Critchley Architecture And
 Design (CAAD) Ltd
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 10 Belmont Grove, Havant is a two storey semi-detached dwellinghouse with a detached garage on the west side rear of the house. The property is constructed in red bricks with red tile hanging on the upper half of the front elevation, all under a brown tile hipped roof. The entrance porch is hexagonal in shape and constructed in similar design and material as the main house. To the front of property, there is a retained grass area and a paved driveway on the west side with an ornamental metal access gate. The property is bordered with a small brick boundary wall to the front curtilage and has accommodation for two cars on the side driveway. It was noted that only one car parking space is currently used.
- 1.2 The property is located to the north side of Belmont Grove and the surrounding area is predominantly residential with commercial on the opposite side of the road. The neighbouring residential houses are of similar character and style with car parking spaces at the front.

2 Planning History

APP/21/01105 - Two storey and single storey side extension, PERM, 17/11/2021

3 Proposal

The proposal comprises the demolition of an existing garage and the construction of a single storey rear and partial side extension with a hip roof.

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comments received.

Councillor Liz Fairhurst - Bedhampton

No comments received.

Councillor Phillipa Gray

No comments received.

Developer Services, Southern Water

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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

- (i) Principle of development

- 7.1 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

- 7.2 The proposal consists of a construction of a single storey rear and partially side extension on the northwest side of the property. The erection of the extension will follow the demolition of an existing garage currently used as a storeroom and workshop. The proposed extension would be set back from the front of the existing dwellinghouse and would be of a modest height for a single storey. This would result in a subservient appearance concurring with the Havant Borough Design Guide SPD recommendation.
- 7.3 The extension would be constructed in red brick with a small window on the southeast elevation, a door and window to the southwest elevation, a bi-folding door facing the garden on the northwest elevation and a big window serving the dining area on the northeast elevation. All proposed windows and doors would be similar to the existing ones in design and material and the roof would be pitched and constructed in concrete interlocking tiles also matching the appearance of the main dwellinghouse. It is noted that similar design can also be identified in the neighbouring properties. Therefore, those works are considered to be in keeping with the context of the main dwellinghouse and character of the area.
- 7.4 The proposed development is located mainly at the rear of the property with the side part of the extension to be visible from the road and pavement. The proportion of the extension is deemed modest and not overbearing, with a pitched roof similar in design to the main house and the neighbouring properties. Considering the distance from the side boundary on the southwest side and being set back from the main house building line, the proposal is deemed to have a limited and acceptable impact on the street scene and character of the neighbourhood.
- 7.5 The design, the mass and appearance of the extension is deemed appropriate in context to the main house and the character of the area 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 extension would be constructed on the northeast rear side of the property. On the northeast side facing the shared boundary with No.8 Belmont Grove, there will be a big window serving the dining area of the proposed extension. The view will be mainly screened by the existing fence and considering the existing raised platform of approximately 20 centimetres, the window has been set back towards the rear wall of the main house falling under the 3 metres distance. Also, due to the size of the proposed extension and separation distance from the boundary with No.8, the proposed extension is not considered to appear overbearing or result in a harmful loss of light to the neighbouring residents.
- 7.7 On the southwest side, the adjacent property No.12 is sited on a higher ground than the application site contributing to increasing the height of the existing fence. The proposed extension would be at a sufficient distance of the shared boundary and the proposed window and door on that side elevation would be screened by the fence and the existing shed of the neighbouring property.
- 7.8 On the southeast side at the front of the property, the small window serving the bathroom would be in non-transparent glaze to provide privacy to the residents. The

properties facing the front of the application site are commercial and their frontages are set back at a sufficient distance to receive any harmful impact.

- 7.9 At the rear of the property on the northwest side, the extension would have glass bi folding doors facing onto the rear garden. This considered to create a similar view to what already established on site and would not create any potential harm to the neighbouring properties on that side as it would also be screened by the existing 1.8 metre high fencing along all the site boundaries. Hence, it is considered that there would be no adverse impact upon the surrounding properties.
- 7.10 Considering all of the above, the proposal does not appear overbearing or leading to overshadowing, loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent amenities and the neighbouring properties, 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

- 7.11 The property would have a new study/bedroom at the ground floor level in addition to the three existing bedrooms in the upper floor, thus 3 car parking spaces would be required on site in accordance with the Council's Residential Parking Standards. The amended plans show two existing car parking spaces plus a proposed additional parking space at the front area of the dwellinghouse which comes to a total of 3 car parking spaces within the curtilage of the property. It is noted that the proposed paving would be permeable. Therefore, the current and proposed provision of car parking spaces would meet the requirements of Havant Borough Council Parking Standards SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered appropriate in terms of design and would have limited and acceptable impact on the character of the area and the neighbouring amenities and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00375, 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:

21063-104	LOCATION AND BLOCK PLANS
21063-201A	EXISTING FLOOR PLANS
21063-301A	EXISTING SE AND NW ELEVATIONS
21063-302	EXISTING NE AND SW ELEVATIONS/SECTION
21063-513C	PROPOSED NW AND SW ELEVATIONS

21063-514D PROPOSED SE AND NE ELEVATIONS
21063-411D PROPOSED FLOOR PLANS

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 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.