
Site Address:	77 Stockheath Way, Havant, PO9 2DT		
Proposal:	Single storey rear and side extension.		
Application No:	APP/20/01167	Expiry Date:	28/04/2021
Applicant:	Miss L Ashton C/O Consulting & Management Services		
Agent:	Mr D Wright Consulting & Management Services	Case Officer:	Jane Burton
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

77 Stockheath Way is a two storey end of terrace property constructed of brick and tile, with a modest sized outbuilding/conservatory to the rear. There is a brick outbuilding between no.77 and no.75 Stockheath Road (the dwelling to the south) with part forming a shed to no.77, and part forming a shed to no.75. No.79 Stockheath Road is the adjoining property to the north. To the rear of the site is Battons Copse SINC, and an area of woodland.

The site is in the urban area as defined by the local plan.

2 Planning History

No recent history.

3 Proposal

The proposal is to extend to the side, incorporating the area of existing outbuilding, and a full width extension to the rear to a depth of 3m following the removal of the existing rear addition. The proposal is to re-roof the new and existing structures, including the outbuilding shed at no.75 Stockheath Way. The proposed materials would be brick to match the existing and a felt flat roof.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Jo Lowe

No comments received

Councillor Malc Carpenter

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: 3

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 would not exceed the height of the existing outbuilding and would not significantly impact on the street scene. 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

- 7.4 The rear extension would not be excessive in depth or height and there are no windows proposed on the side elevations. Whilst some additional impact result compared to the current conservatory, it is not considered that the proposal would result in unacceptable overlooking, overbearing or overshadowing to no. 75 or no.79 Stockheath Way, 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.

The proposal would result in works to the outbuilding to no.75 which is not in the ownership of the applicant. It is recommended that an informative is added to any planning permission granted to remind the applicant that planning permission does not give any property rights to building on or encroach over or under the adjoining property and that the applicant may be required to serve notice under the Party Wall etc Act 1996.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01167 for the following reasons/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:

05-002 (Existing and Proposed Ground Floor Plan and Rear Elevation)
05-003 (Block Plan)
Location Plan received 02.03.21

Reason: - To ensure provision of a satisfactory development.
- 3 The external brick work used shall match, in type, colour and texture, that 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.

