
Site Address:	28 Westways, Havant, PO9 3LN		
Proposal:	Single storey front, rear and side extensions.		
Application No:	APP/20/01022	Expiry Date:	06/01/2021
Applicant:	Mr O'Neil		
Agent:	Mrs J Fox	Case Officer:	Joseph Toole
	Critchley Architecture and Design		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

28 Westways, Havant, is located to the west side of Westways. The application site is a semi detached two storey property comprising red brick on the ground floor and red tile hanging on the first floor with concrete roof tiles. Vehicular access is from Westways with parking to the side.

The property is located within a residential area with most properties in the area being of the same style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Single storey front, rear and side extensions.

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

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Gary Robinson
No Comment.

Councillor Kenneth Smith
No Comment.

Councillor Mark Inkster
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

(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 development would involve single storey front, side and rear extensions following the removal of the existing garage. The proposed front extension would be used as a porch area and have a width of approximately 2.4 metres, a depth of approximately 1.3 metres and a pitched roof with a maximum height of approximately 3.6 metres. The proposed side extension would be used as store, shower and utility rooms extending out the same as the proposed front extension having a width of approximately 2.7 metres, a depth of approximately 8.3 metres and a pitched to flat roof having a height of approximately 3.2 metres on the flat roof. The proposed side extension would join the proposed rear extension which would be used as a kitchen and dining room. It would have an overall width including the proposed side extension of approximately 9 metres, with a depth of approximately 4 metres and a flat roof with a height of approximately 3 metres.
- 7.4 The proposed development would have render with brick at the base and tiles to match the existing property with EPDM on the flat roofs. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed development would be visible from the street scene with works to the front and side of the property. Properties such as No.11 and No.13 Westways have side extensions with some properties have front porches along the street. Furthermore, No.30 Westways to the south obtained planning permission for a single storey side and rear extension under reference APP/20/00824. This would come closer to the shared boundary with the application site. The proposal is considered not to have adversely negative impact upon the street scene and deemed inkeeping with the character of the area.
- 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 front there would be a new door and windows serving the proposed new porch with an garage door on the proposed side extension. These views are not considered to cause any harmful overlooking facing out onto the public highway and the fronts of the properties opposite.
- 7.8 To the south side the proposed side/rear extension would go along the shared boundary with No.30 Westways. Due to changes in the ground level, No 28 is higher than No 30 Westways. However the former has no ground floor flank windows which would be impacted by the development and coupled with the separation distance between the two properties would not result in the development appearing overbearing. Also due to the orientation of the property it is not considered to result in a harmful loss of light to the neighbouring property and would be acceptable in planning terms. Furthermore, if the permission under APP/20/00824 is implemented the impact on No.30 Westways, would be further mitigated.

- 7.9 To the north side the proposed rear extension would extend approximately 4 metres out from the rear wall of No.26 Westways. Due to the proposed depth and roof design having a height of approximately 3 metres screened by the existing 1.8 metre high fencing it is not considered to appear harmful in terms of overbearing or overshadowing. It is worth noting there would be no side windows along this elevation.
- 7.10 To the rear there would be bi-folding doors and a window facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing along all boundaries it is not considered to overlook any immediate private amenity space of the surrounding properties.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the 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/20/01022

- 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 and Block Plan - 20073-101
Proposed Plans - 20073-401 D
Proposed Elevations - 20073-501 C

Reason: - To ensure provision of a satisfactory development.