
Site Address:	13 Battens Way, Havant, PO9 2DX		
Proposal:	Erection of two storey side extension, single storey front and rear extensions and erection of a detached workshop following demolition of existing outbuildings.		
Application No:	APP/21/00231	Expiry Date:	26/04/2021
Applicant:	Mr McGee		
Agent:	Mr S Andrews	Case Officer:	Tina Pickup
	SDA Planning Ltd		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi detached two storey dwelling located on the south side of 13 Battens Way. It is constructed with pale red brick beneath a dark tiled roof having gable end. It is set back with single dropped kerb to hard surfaced frontage for the parking of 3 cars. The application dwelling and its attached half have a slightly different fenestration arrangement and central render band to others giving it a unique visual appearance. To the rear the site has been cleared and boundaries comprise close boarded fencing.

Battens Way is characterised by both semis and terraced dwellings and notably numbers 4 and 25 have similar 2 storey side extensions.

2 Planning History

06/63795/000 - Side/rear extension to incorporate garage and front porch.,
PERM,10/07/2006 - Not implemented

3 Proposal

Erection of two storey side extension, single storey front and rear extensions and erection of a detached workshop following demolition of existing outbuildings.

The proposed outbuilding would be sited at the end of the garden, filling the plot width as a flat roofed structure having a height of 2.5m. Provided it is used for purposes ancillary to the main house, then this would be permitted development under Class E and does not require planning permission; it has been included at the applicants request for completeness.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

E22 (Amenity and pollution)

E1* (High quality design)

IN3 (Transport and parking in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

n/a

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

Foul sewer runs through middle of rear garden and its exact position must be determined on site by the applicant in consultation with SW before the layout is finalised.

Foul sewer requires 3m clearance either side to protect from construction works and for maintenance; no development or tree planting within 3m; no soakaways, swales, ponds, watercourses or other surface water features within 5m; all existing infrastructure needs protecting during construction works.

If any other sewer found during construction then should be investigated;

Formal application required for any new connection

Surface Water should be discharged in accordance with part 3 of Building Regs

Officer Note

The length of the garden is likely to be adequate to accommodate the required easements from the sewer and as such it is considered this technical matter can be adequately assessed by Building Regulations

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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
- (v) CIL

(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 two storey side extension would result in the loss of the gap to the side shared boundary with number 11 and potentially lead to a terracing effect. Being up to the shared boundary it could also impact the opportunity of number 11 to extend in the future. This would be contrary to the guidance in the adopted Borough Design Guide SPD, 2011. However the street scene is mixed and does include terraced properties; and all properties have a strong uniformity of ridge line, scale and proportion.

7.4 It is further noted that number 4 almost opposite the site and number 25 have similar 2 storey side extensions, permitted in 2009 and 1997 respectively; and in both instances they have maintained the full ridge height to match the ridge line of the area rather than be a subservient side extension. The determining factor is visual impact on street scene and given the strong, uniform scale and character of the area, and existing gap at number 11, then the proposed development would not completely erode that character. It would maintain the uniformity of design, albeit with reduced gap in street scene terms, but similar to other examples. Materials are indicated as matching. The loss of the gap is not considered to be so harmful that a reason for refusal could be substantiated at appeal.

7.5 On balance the proposed two storey side extension with aligned ridge line is considered appropriate to the context of the site and whilst not in accordance with the Design Guide SPD would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 During the course of determining this application the initially proposed first floor side window that would have resulted in direct overlooking has been omitted. The revised blank side gable, whilst closer and more enclosing to number 11, would not result in any direct overlooking or loss of amenity to the side secondary windows of number 11. The proposed single storey rear element would have a depth of 4m and be flat roofed with height of about 2.9m. Number 11 has a small intervening side porch/outbuilding attached to its side and hence any additional overshadowing from the single storey rear extension would not directly impact any habitable room or outlook from.

7.7 The proposed rear workshop meets the size criteria to be permitted development under Class E. Provided it is used for incidental purposes only, then there can be no

objection to this.

- 7.8 Overall it is considered that the revised 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.

(iv) Parking

- 7.9 The proposal would result in an additional, 4th bedroom, and the plans provided show provision of 3 parking spaces on the frontage. This would meet the adopted Parking SPD and be compliant with Policy DM13 of the HBLP (Core Strategy).

(v) CIL

- 7.10 The additional floor space proposed, including workshop, amounts to approximately 111 sqm with demolition credit of 24 sqm for previous 2 sheds on the site. The net gain is therefore only about 87sqm and not CIL liable.

8 Conclusion

- 8.1 On balance, the scale, siting and design of the proposed two storey development would match the strong uniform character of the area and have minimal impact on the visual characteristics of the locality. The development is considered appropriate given the site context and 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/21/00231

(A) 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 and Block Plan Drawing Issue 21/4/21 on Councils website dated 22/4/21
Proposed Elevations Drawing Issue 21/4/21 on Councils website dated 22/4/21
Proposed Floor Plans Drawing Issue 21/4/21 on Councils website dated 22/4/21
Workshop Elevations Drawing Issue 21/4/21 on Councils website dated 22/4/21

Workshop Floor Plans Drawing Issue 21/4/21 on Councils website dated 22/4/21

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.

- 5 The workshop outbuilding shall be used for purposes incidental to the enjoyment of the dwelling house only and for no business use or as a separate unit of accommodation.

Reason: To accord with the requirements of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General permitted Development) Order 2015 (as amended).