
Site Address:	5 Bladon Close, Havant, PO9 2QA		
Proposal:	Single storey front and side extension.		
Application No:	APP/20/01076	Expiry Date:	06/01/2021
Applicant:	Mr J Wilson		
Agent:	Mr P Davey	Case Officer:	Jane Burton
	Principal Design Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Bladon Close is a two storey detached dwelling house constructed of brick and tile with hanging tiles at first floor height, in a cul de sac location. The surrounding area is residential in character and adjacent properties are of a similar age and style. The site is in the urban area as defined by the local plan.

2 Planning History

No relevant history.

3 Proposal

The proposal is a single storey front and side (wrap around) extension approximately 1.2m in depth, and a projecting canopy/pitched roof porch structure forward of this (approximately 1m in depth). The extension would be to the north and west side of the dwelling. The height of the extension would be to a maximum of approximately 3.5m and 2.4m to the eaves. The materials would be brick and concrete tiles.

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036
E1* (High quality design)

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

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No comments were received

Councillor J Branson - St Faiths

No comments were received

Councillor T Pike - St Faith's

No comments were 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

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

The proposed extension would be single storey, and the main element (excluding the smaller canopy porch structure) would not project beyond the building line of the existing two storey front gable projection. Overall it is considered that proposal would appear subordinate and would have an acceptable design in relation to the main dwelling. The proposal would extend to the side boundary line with no. 7 Bladon Close (the adjacent property to the west). Whilst a gap to the boundary would be preferable; in this case given the single storey height and gap of approximately 3m to the facing side elevation of no.7 Bladon Close is considered that the proposal would appear acceptable in the streetscape. A gap to the side of the garage on the west side of the house would remain providing access to the rear garden.

The materials would be brickwork to the height of brickwork on the existing building, and concrete tiles to the roof. It is recommended that materials are conditioned to match the existing building to ensure an acceptable appearance.

Overall, it is considered that the design and appearance of the extensions would be acceptable in context to the main building. The proposal is therefore considered to be acceptable having regard to 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

No.7 Bladon Close is the adjacent property to the west and there is a fenced side boundary between no.5 and no.7. There is a driveway to no.7 adjacent, and there are windows on the side elevation of no.7 that would face the side elevation of the proposal at a distance of approximately 3m. Whilst it is considered that the proposals would have some impact, - it is not considered, given the extent, the single storey height, and roof form that pitches away from the boundary line that the proposal would result in unacceptable overbearing or loss of light to the occupier of no.7. The proposal is not considered to result in an unacceptable change from the existing situation. There are no side windows on the proposed extension thus no unacceptable loss of privacy would result, and the applicant has confirmed that the existing fence between the properties would remain.

The proposal is considered to be at a sufficient distance from other properties that no unacceptable impacts would result.

Overall, it is considered that the proposal would have limited and acceptable impact on the properties immediately adjacent to the application site 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 streetscape 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/20/01076

- 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 plan (1:1250),
Block plan (1:500),
Proposed ground floor plan and front elevations,
Proposed side and rear elevations

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.