
Site Address: 63 West Street, Havant, PO9 1LD
Proposal: Single storey front extension to create garage. First floor rear side extension. Single storey rear extension (replacing existing conservatory) forming roof terrace. Creation of additional parking space and permission to drop kerb.
Application No: APP/20/00870 Expiry Date: 17/11/2020
Applicant: Mr Hyde
Agent: Mr Bessant Case Officer: Selina Donophy
 JB Architecture
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, two-storey dwellinghouse located on the south side of West Street, Havant. The elevations are formed of facing brickwork at ground floor level and pebble dash at first floor level, with clay tiles to the roof. The property has a pitched roof, with a projecting gable end to the front elevation and single storey element to the side, to the front is a porch and bay window at ground floor level. There is hedge screening separating the property from the public highway and a hard standing allowing for parking also to the front of the property.

To the south is the Tanneries Industrial Estate, to the east is Havant town centre, and to the west is a listed building. This site is located within the Brockhampton Conservation Area.

2 Planning History

10/56620/008 - Crown reduce by 25% 1No. Oak tree within Brockhampton Conservation Area., RNO,01/03/2010

3 Proposal

Single storey front extension to create garage. First floor rear side extension. Single storey rear extension (replacing existing conservatory). Creation of additional parking space and permission to drop kerb.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Adjacent

Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

From a heritage perspective, the proposed works are considered to be appropriate to the character of the house in terms of design. The removal of the pebble dash and replacement with painted render is welcomed and would be a visual improvement to the house and context of the street scene and conservation area.

The works are contained within the footprint of the existing dwelling and plot and as such, would not be harmful to the setting of the adjacent listed building.

Overall it is considered that the proposal would not result in harm to the designated heritage assets and would comply with the relevant national and local heritage related planning policies.

Conclusion

No objection subject to a condition requiring the materials to match unless otherwise stated on the submitted details.

Councillor D Guest - St Faith's

No comment

Councillor J Branson - St Faith's

No comment

Councillor T Pike - St Faith's

No comment

Hampshire Highways

Thank you for consultation on the above planning application.

In their capacity as local parking authority, Havant Borough Council should confirm whether the proposed quantum of parking meets adopted parking standards.

The Highway Authority have no objection in principle to the new dropped kerb, subject to the applicant entering into a Section 184, further details of which are available via the following link: <https://www.hants.gov.uk/transport/developers/section-184>.

Subject to the applicant securing permission for the dropped kerb, the Highway Authority raises no objection to the application.

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: 12

Number of site notices: Yes

Statutory advertisement: Yes

Number of representations received: 0

Comment	Officer Comment
No comments 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 conservation area and setting of the listed building
- (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 conservation area

7.3 This proposal comprises a single storey side extension and first floor side extension above the existing single storey side extension to the western elevation. It also comprises a single storey extension to the rear, roof terrace to the rear and creation of a dropped kerb with an additional on site parking space.

7.4 The single storey extension proposed to the side would be located in front of the existing single storey side element and would create an attached garage with a monopitched roof, roller shutter door to the front and high level windows to the side elevation (west facing). The garage would have a width of approximately 3.7 metres and height of 2.4 metres to eaves level and maximum height of 3.4 metres. To the rear of this is where the first floor extension is proposed, sited above the existing side extension which is set back towards the rear. The first floor extension would have a pitched roof, with a total height of approximately 7 metres, with the ridge line set below

that of the main property, coming flush with the rear elevation wall , with the same width set by the garage. This would create an extended bedroom 3 at first floor level , allowing for the reconfiguring of the internal layout to create an additional ensuite. This would also incorporate 2 velux roof lights to the rear elevation extension roof slope as well as a window at first floor level to the rear elevation, a first floor window to the front elevation on the existing property and a window to the side elevation at first floor level.

- 7.5 The proposals also include a single storey extension to the rear which would span the width of the property, including that of the proposed side extension. The building line is slightly stepped in at the rear, where the rear facade projects slightly, which means the rear extension would step in , following the pattern of the building. This means it would have a depth of approximately 1.8 metres toward the western side and approximately 4 metres on the eastern side when measured from the rear wall of the main property, although it is noted that there is an existing extension with a depth of approximately 1.6 metres currently in this position. The rear extension would have a monopitched roof with 3 rooflights and a height of approximately 3.4 metres, which would form a flat roof where the building line steps back with a height of approximately 3.6 metres. This flat roof would form a roof terrace at first floor level, accessed by proposed bi-fold doors serving bedroom 1 on the rear elevation. A 1.7 metre obscured screen is proposed to the side of the terrace. The ground floor extension would provide an enlarged kitchen, living area and utility room. These rooms would be served by a newly proposed rear door leading into the utility room, two sets of windows and a set of large, bi-folding doors leading out into the rear garden. Materials proposed include red brick to match existing and k-rend in an off white colour to replace the pebble dashed render and roof tiles are proposed in clay to match existing.
- 7.6 These proposals would be partially visible from the public realm, notably the first floor side extension would remain visible from West Street, although it would be set back from the road. It is judged to be generally subservient in its design, with the ridge set below that of the main roof and set back from the principle elevation. The rest of the proposals would not be highly visible from the street and therefore would have a minimal impact on the streetscene, although there would be some visibility from Liberty Close to the east.
- 7.7 The site is located within the Brockhampton Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area. The site is also adjacent to a listed building, and S66 of that same Act requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The council's Conservation Officer has been consulted in regard to the proposals and has upheld no objection in regard to the scheme, and has reacted positively to the scheme; therefore this is not judged to have a harmful impact on the setting of the listed building at no 65 to the west , nor the conservation area , complying with policies CS11 (Core Strategy) and DM20 (Allocations) of the HBLP.

- 7.8 In other respects 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

- 7.9 To the west of the application site is no 65 West Street which is a listed building. No 65 is a pink painted two-storey property, set further forward than no 63 and just back from the highway where the pedestrian pavement stops. Much of the proposed development would be sited on the western elevation, just set off the side boundary shared with no 65 by approximately 1.3 metres. Despite the fairly close proximity, the additions would be setback behind no 65, with the single storey element having a low eaves height and shallow sloping monopitched roof this is not judged to cause any significant harm to no 65 in terms of overbearing or overshadowing impact. The first floor element would be set further back, approximately 5.5 metres beyond the rear elevation of no 65 and although this would result in an increase in ridge height by approximately 2.5 metres from the current pitched roof side extension, this is not considered to result in any significant increased overshadowing than is existing. The windows proposed to the single storey side extension would be high level and therefore would not result in any increased overlooking towards no 65. The existing landing window to this side would be moved upwards, although this would have views back towards no 65, this would be located adjacent to the stairwell and is not judged to be significantly more harmful than existing.
- 7.10 To the east are nos 59 and 61 Liberty Close and there is a gap of approximately 16 metres between these properties and no 63. There is a first floor window proposed to the side elevation, however this would serve an ensuite and would be obscure glazed. The extensions would be set off a very reasonable distance from these properties and therefore are not judged to impact their amenity. The roof terrace proposed to the rear would have a 1.7 metre high, obscured screen and therefore would not overlook the rear of these properties.
- 7.11 To the south east of the application site are nos 9-11 Liberty Close and to the rear (south) is Brockhampton Springs. Due to the positioning of no 63 in relation to the properties on Liberty Close, it is judged that the screening would mainly screen these properties from view and therefore any views from the roof terrace would look back towards Brockhampton Springs.
- 7.12 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.

(iv) Parking

- 7.13 This proposal includes an additional parking space provided towards the front of the site, as well as an integral parking space within the proposed garage. The proposals are not resulting in an increase in bedroom number and therefore parking on site is judged to be acceptable. This part of West Street is a C road- the proposal of a dropped kerb is judged to be acceptable - Highways have been consulted and hold no objection, noting that the applicant will need to enter into a Section 184 agreement.

(v) CIL

- 7.14 This proposal would result in less than 100 square metres floor space increase and therefore is not CIL liable.

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/20/00870 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 Location and block plan
03 REV C Amended proposed floor plans
04 REV C Amended proposed elevations
Heritage design and access statement received on the 07.10.2020
Application form received on the 07.10.2020

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the ensuite window in the first floor on the side elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The 1.7m high side panels as shown on Drawing Number 04 Rev C to the east side of the first floor roof terrace hereby approved shall be obscure glazed to a degree of obscuration no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), and shall be provided prior to the roof terrace first being brought into use. The side panels shall be retained and maintained thereafter in accordance with the approved details.

Reason: In the interests of the residential amenities of the adjoining residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.