
Site Address: 113 West Street, Havant, PO9 1LE
Proposal: Demolition of existing side and rear extension and replace with new single storey side and rear extension.
Application No: APP/20/00627 Expiry Date: 25/01/2021
Applicant: Mrs Plato
Agent: Case Officer: Jane Burton
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

113 West Street is a two storey semi-detached dwelling dating from the late nineteenth century. The property has an existing lean to style extension on the side and rear elevations. The site is in a residential area, and within the Brockhampton Conservation Area. To the rear of the property is the Portsmouth Water company buildings.

2 Planning History

APP/19/00004 - Prior notification for single storey development., UNK

3 Proposal

Demolition of existing side and rear extension and replacement with new single storey side and rear extension in a similar position adjacent to the side boundary fence. The extension would have a monopitch roof and would be to a maximum height of approximately 4.1m, and 2.6m to the eaves. A smaller structure would also connect the original toilet and shed to the main dwelling. Materials would be brick, slate roofing, and glass to match the existing dwelling.

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

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

No objection. Considers that the development would meet the test to preserve and enhance the Conservation Area.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: 04/12/2020

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 and appearance of the Conservation 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. The site is within a Conservation Area where special regard must be had to the desirability of preserving or enhancing the character of the appearance of the Conservation area.

(ii) Appropriateness of design and impact on the character and appearance of the Conservation Area

- 7.3 The proposed lean to extension would replace an existing structure, would be relatively small in scale, and would not be in a prominent position in the street scene. The extension to link the outbuildings to the main dwelling would be small in scale. Advice has been sought from HBC Conservation officer who commented that the proposal would be of an improved design internally and externally, and that matching materials are proposed, and raised no objection to the scheme.

Consequently the design and appearance of the proposal is deemed appropriate in context to the main building and it is considered that the proposal would meet the test to preserve and enhance the character of the Conservation Area. The proposal is thus considered to meet the requirements of Policies CS16 and CS11 of the HBLP (Core strategy) subject to condition to ensure that the materials are as specified and match the existing dwelling.

(iii) Effect on neighbouring properties

- 7.4 No. 115 West Street is the adjacent property to the west. There is a fence to the boundary between no.115 and no.113 and the driveway of no.115 is adjacent to this. Given this and that the proposed side extension would be single storey and brick to the west facing elevation with no windows it is not considered that an unacceptable neighbour impact would result.

No. 111 West Street is the attached property to the east. The proposed structure to link the main dwelling to the outbuildings would be adjacent to the boundary of no.111, and would be higher than the existing structure. However overall it would be small in scale, a high boundary wall exists between the properties and there is also an existing a rear extension/conservatory at no.111. As such it is not considered that an unacceptable neighbour impact would result.

- 7.5 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 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 character and appearance of the area and neighbours, and is considered to preserve and enhance the character of the Conservation Area. The proposal is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00627 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:

003 (Site Location Plans), 001 A (Existing and Proposed Plans and Elevations) received on 30.11.20

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, and 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 to preserve and enhance the character of the conservation area having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.