
Site Address:	40 Westways, Havant, PO9 3LN		
Proposal:	Single storey front and side extensions.		
Application No:	APP/20/00704	Expiry Date:	13/10/2020
Applicant:	Mr C Miller		
Agent:	Mr P Walker	Case Officer:	Joseph Toole
	Island Design		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

40 Westways, Havant, is located to the west side of Westways on a corner plot with Almond Close to the south. The application site is a semi detached property comprising of brick on the ground floor with black and white paint on the first floor with part grey cladding. The property has a hipped roof with grey concrete roof tiles.

The application site is located within a residential area with most of the properties being of similar 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 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 the demolition of the side porch to be replaced by a front and side single storey extensions. Firstly, there would be a porch to the front with a shower room to the front and side of the property. It would extend out from the front of the existing property by approximately 1.4 metres. It would have an overall width of approximately 4.1 metres with a maximum depth of approximately 3.5 metres and a pitched roof with a maximum height of 4 metres. Secondly, the proposed side extension would be attached to the front/side extension however it would extend out towards to south boundary facing Almond Close by approximately

1.7 metres. It would be used as a utility room and kitchen with an overall width of approximately 3.5 metres, a depth of approximately 6 metres and a pitched roof with a maximum height of 4.8 metres.

- 7.4 The proposed development would have facebrick and roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 Although the proposed development would be visible from the public realm it is not considered to have a detrimental impact on the character of the area with other properties along the street having front porches. The proposal would be subservient to the host dwelling. It is considered that an extension of this scale would be appropriate in terms of the size of the plot and the retained amenity space.
- 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 of the property there would be a door and window facing the public highway and the front gardens of the properties opposite. This is considered not to overlook any private amenity space and is therefore deemed acceptable.
- 7.8 To the side facing Almond Close there would be a window in the utility room and a window and velux window in the kitchen. These views would be screened by the existing 1.8 metre high fencing and would not overlook any private amenity space. Due to the proposal's positioning and orientation it is not considered to appear overbearing or result in the loss of light on any of the surrounding neighbouring properties, thus deemed acceptable.
- 7.9 To the rear there would be a window in the proposed kitchen facing the rear garden. This would be screened by 1.8 metre high fencing along all boundaries with the views already established on this side therefore deemed acceptable.
- 7.10 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/20/00704

- 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 Plans
Proposed Elevations
Proposed First Floor Plan
Proposed Ground Floor Plan

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.