
Site Address:	22 Blendworth Crescent, Havant, PO9 2BE		
Proposal:	Proposed ground floor front and rear extensions.		
Application No:	APP/20/00676	Expiry Date:	19/10/2020
Applicant:	Mr Karagoli		
Agent:	Mr I Reed	Case Officer:	Joseph Toole
	Architectural Planning Ltd		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

22 Blendworth Crescent, Havant, is located to the south of Blendworth Crescent. The application site is a two storey end of terrace property comprising of red brick and concrete interlocking roof tiles. Vehicular access is from Blendworth Crescent with parking to the front.

The property is located within a residential area with properties of similar design and appearance.

2 Planning History

95/59558/000 - Single storey front extension., PERM,06/04/1995
04/59558/002 - Two storey side extension., PERM,16/09/2004
52/02163 - for 110 traditional type houses, UNK,17/02/1953

3 Proposal

Proposed ground floor front and rear 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 Jo Lowe

No Comment.

Councillor Malc Carpenter

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
No issue with front extension as not impacting on our property but objection with rear extension as it will be in full view of our living room and will block out our natural night for this reason.	Please see Section 7.

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 ground floor front and rear extensions. The

proposed front extension would extend out from the existing dining room and join up with the lobby room. It would be used as a W/C and have a width of approximately 3.7 metres, a depth of approximately 1.8 metres and a pitched roof with a maximum height of 3.6 metres. It is worth noting the proposed front extension would extend out the same distance as the existing lobby room with the same height and design. The proposed rear extension would extend out from the existing lounge to allow additional space. It would have a width of approximately 4.8 metres, a depth of approximately 4 metres, and a pitched roof with a maximum height of approximately 3.8 metres.

- 7.4 The proposed development would have fair faced brickwork and concrete interlocking 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 is also considered to be subservient to the host dwelling. It is considered that the extensions 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 the window in the dining room would be removed. Within the proposed front extension there would be a velux window. Due to its positioning it is not considered to have an adversely negative impact on neighbourhood amenity.
- 7.8 To the west side of the property a window would be inserted in the dining room. It would be screened by the existing 2 metre high fencing along the boundary therefore it is not considered to overlook any private amenity space. The proposed rear extension would have bi folding doors also screened by the 2 metre high fencing and offset from the boundary by approximately 6 metres, thus not considered harmful.
- 7.9 On the east side the proposed rear extension would go along the shared boundary of No.24 Blendworth Crescent. Due to its depth of 4 metres and pitched roof which reduces in height along a boundary to a low of 2.5 metres it is not considered to have an adversely negative impact on appearing overbearing or resulting in a harmful loss of light.
- 7.10 To the rear there would be 2 velux windows and bi folding doors facing the rear extension. Due to the type of development and the existing screening of 2 metres along all boundaries it is not considered to cause any substantial overlooking and thus deemed acceptable.
- 7.11 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).

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00676

- 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:

Site Location Plan and Block Plan - Y920 A0801
Proposed Ground Floor Plan - A803 REV B
Proposed First Floor Plan - A804 REV B
Proposed Roof Plan - A805 REV B
Proposed Elevations and Section - A806 REV B

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.