
Site Address:	23 Medstead Road, Havant, PO9 2BL		
Proposal:	Single storey side extension with cladding to elevations.		
Application No:	APP/20/00389	Expiry Date:	13/07/2020
Applicant:	Mr Hopgood		
Agent:	Mr Russell	Case Officer:	Joseph Toole
	D84 Architects Ltd		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

23 Medstead Road, Havant, is located to the north west side of Medstead Road. The application site is a end of terrace property comprising of red brick and grey roof tiles. Vehicular access is from Medstead Road with parking to the front.

The property is within a street scene of main two storey properties of similar age and style.

Note - Due to Coronavirus a site visit was not possible but the applicant supplied photos of the application site which have been used to inform this decision.

2 Planning History

52/02163 - for 110 traditional type houses, UNK,17/02/1953

3 Proposal

Single storey side extension with cladding to elevations.

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

Arboriculturalist

An off site Conifer is located adjacent to the proposed extension. It is a heavily pruned specimen not suitable to be made the subject of a TPO therefore I have no objection to the proposal.

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: 13

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
- (iv) Trees

- (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 a single storey side extension with cladding to the elevations. The existing side structure would be replaced by the proposed extension, which would be used as a workshop. It would extend out adjoining the existing conservatory with a maximum width of approximately 3.6 metres, a depth of approximately 7.3 metres and a maximum height of approximately 2.7 metres.

- 7.4 The proposed side extension would have brick and cladding to match the existing property with a flat roof membrane. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 Although the proposed development would be visible from the street scene it is not considered to have a negative impact on the character of the area. The proposed development would be subservient to the host dwelling being offset 2.5 metres from the front of the property. It is considered that an extension of this scale is appropriate in terms of the size of the plot and the retained amenity space following the removal of the side structure. As a result it would be inkeeping with the character of the area.
- 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 proposed extension there would be a door facing the public highway and front gardens of the properties opposite. This would not overlook any private amenity space.
- 7.8 The proposed extension would be approximately 0.4 metres off the shared boundary with No. 39 and No. 41 Catherington Road. Although the extension would be visible over the existing fencing due to its location and orientation it would not appear overbearing or result in the loss of light to the neighbouring properties.
- 7.9 To the rear there would be a double door and window screened by 2 metre high fencing along all boundaries. Thus, it is considered not to be materially harmful to neighbouring amenity.
- 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.

(iv) Trees

- 7.11 The Council's Arboriculturalist was consulted on this application and raised no objection.

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/20/00389

(A)

(B) for the following reasons/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:

Location Plan

Proposed Block Plan - D8420_19/05 P1

Proposed Ground Floor Plan - D8420_19/SK01 P2

Proposed North Elevation - D8420_19/SK04 P2

Proposed East Elevation - D8420_19/SK02 P2

Proposed West Elevation - D8420_19/SK03 P2

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as set out on the application forms and 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.