
Site Address: 31 Bondfields Crescent, Havant, PO9 5EP
Proposal: First floor side extension and rear single storey extension.
Application No: APP/19/00851 Expiry Date: 18/11/2019
Applicant: Mr A Oakey
Agent: Mr D Treagus Case Officer: Selina Donophy
 Derek Treagus Associates
Ward: Battins

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, end of terrace dwellinghouse located along Bondfields Crescent and to the West of Kilmeston Close . The property is constructed of brick and tile, with a pitched roof. There is an open green area to the front (south), a residential parking area to the eastern side and residential properties to the north and west. The area is predominantly characterised by medium density housing of a similar design and character.

2 Planning History

APP/12/00352 - Single storey side extension., PERM,02/07/2012
APP/12/00807 - Single storey side extension. (Revised Application.),
PERM,24/09/2012

3 Proposal

First floor side extension and rear single storey extension.

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
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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:havant planning

- (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 This property already has a single storey side extension approved in 2012 and the proposed side extension will retain the width set by this existing extension. Amendments to the plans have been received of which have set the proposed side extension back by 0.8 metres from the existing front elevation wall and lowered the ridge height to 0.39 metres below that of the existing roof of the property in order to make this proposal more in keeping with policy CS16 of Havant Borough Council Design Guide (SPD 2011) in making the side extension appear subservient to the main property. The proposed side extension would have a width of approximately 4 metres and a height of 6.8 metres from ground to ridge level. It would have a depth of 5.4 metres. The proposed extension works are judged to appear subservient to the main dwelling by virtue of the revised depth. In terms of materials, amendments have been made to the proposed materials as it was noted that cladding may not be appropriate in this area, which is mainly traditional brick . Hanging tiles have since been proposed to the second storey element of the extension which is judged to be more in keeping with the character of the area.

The development would be visible both from Kilmeston Close to the East and Bondfields Crescent, to the front (South) of the property. There is a row of terraces on the other side of Bondfields Crescent overlooking the proposed front facade of the proposal and terraces along Kilmeston Close facing the side elevation of the property. It would be set back from the highway by approximately 25 metres, separated by the grass verge. Although it would be visible from the highway; this proposal would be situated on a corner plot and offset from the street, therefore it would not be considered to result in any significant overdevelopment or cluttering of the streetscene.

The proposed rear extension would have dimensions of approximately 5.7 metres in width, 3.4 metres in height to the lantern rooflight and 2.9 metres to the parapet roof. It would have a depth of 3 metres (3.3 metres to the overhanging eaves). The conservatory would have a width of 3.7 metres, a height of 2.9 metres and 3.1 metres in depth. This would be partially visible from Kilmeston Close, however would largely be screened by the 1.8 metre fencing surrounding the property. The materials would include brickwork to match existing with uPVC window and door frames and the rear extension would feature a parapet roof with lantern rooflight.

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

- 7.4 The rear window of the proposed extension would overlook the side elevation wall of no 16 Kilmeston Close which has one window. As there are already windows to the rear of this property there is not considered to be any increased overlooking to the rear. Due to the corner plot location of the proposed side extension, this proposal is not deemed to have any significantly harmful impact upon neighbour amenity.

The rear extension would have some limited impact upon sunlight received by a rear window located at the attached property to the West due to the close proximity of the proposed extension to the boundary. Despite this, a rear extension of these dimensions could be built under permitted development, so this is considered acceptable in this instance.

- 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 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/19/00851

(A) 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:

Amended proposed floor plans and elevations received 19.12.2019

Existing floor plans and elevations received 30.08.2019

Location and block plan received 30.08.2019

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.