
Site Address:	146 St Albans Road, Havant, PO9 2LA		
Proposal:	Single storey side and rear extension.		
Application No:	APP/20/00119	Expiry Date:	28/07/2020
Applicant:	Mrs C Metcalf		
Agent:	Mr D Treagus	Case Officer:	Selina Donophy
	Derek Treagus Associates		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a two storey, end of terrace dwellinghouse sited along St Albans Road, Havant on a corner plot where two sets of terraces meet. This property is of brick construction with a pitched roof and front garden , with access down the side to the rear garden. There is no parking on site, however there is on street parking to the front of the property, separated by a wide grass verge.
- 1.2 This area is predominantly residential, characterised by rows of terraces all of a similar design.

2 Planning History

None relevant

3 Proposal

Single storey side and rear 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)

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 Alex Rennie

No comment

Councillor T Hart - Bondfields

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: 3

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:

- (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 proposal comprises a single storey side and rear extension sited on the northern elevation of the property. This would be set back from the principal elevation by approximately 3.2 metres and would have a smaller width towards the front, at approximately 3 metres, stepping out towards the rear with a width of 4 metres. This would wrap around the north eastern corner of the property and would have a total

depth of 5.5 metres, projecting beyond the rear elevation wall by 1.5 metres. The roof slopes would be hipped at varying levels formed of tiles to match existing . This proposal also includes one window to the front elevation , one window to the side elevation , bi-folding doors to the rear and a small window serving a shower room also to the rear. The elevations would be constructed from brickwork to match existing.

- 7.4 Due to the fairly compact, corner plot of this application site and the form of development, set at single storey level and set back behind the building line, this extension would not be highly visible from the road. In addition the materials proposed are in keeping with the existing property and the scale judged to be of an acceptable standard within the context of the property.
- 7.5 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

- 7.6 To the south of the application site is no144 St Albans Road. The proposed extensions would be sited towards the north of no 146 and therefore are not judged to have any significant impact on the amenity of this property.
- 7.7 To the north west of the application site is no 148 St Albans Road which is an end of terrace property also sited on a corner plot. This has a two storey side extension set back behind the front elevation. There are no windows on the side elevation of the main property at no 148, therefore the proposed front elevation window is not judged to cause any overlooking , nor would the side elevation window as this would be set back towards the rear. The extension would be single storey , with the roof sloped away from the side boundary and is not judged to have any overbearing or overshadowing impact.
- 7.8 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/20/00119

(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:

Location and block plan received 12.02.2020

Proposed plans and elevations received 12.02.2020

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.