
Site Address:	7 Winchfield Crescent, Havant, PO9 3SP		
Proposal:	Two storey side extension.		
Application No:	APP/19/00960	Expiry Date:	21/11/2019
Applicant:	Mr Windebank		
Agent:	Miss Tsigka	Case Officer:	Selina Donophy
	P W P Architects Ltd		
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, end of terrace property located on the North/East side of Winchfield Crescent where the road bends. It is constructed of red multibrick with a pitched roof and brown concrete tiles. The site is set back from Winchfield Crescent by a grass verge and is sited on a corner plot adjacent to a concrete car parking area, from which there is access to the property via a gate located on the Eastern boundary of the property.

2 Planning History

None relevant

3 Proposal

Two storey side 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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

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

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link

<https://beta.southernwater.co.uk/infrastructure-charges>

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk

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

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 proposed side extension would have a width of approximately 7.7 metres, a height of 14 metres and a depth of 12 metres. The original plans showed a proposed side extension of which did not reflect the specification of policy CS16 of the Havant Borough Council Design Guide (SPD 2011), where one feature of good design regarding side extensions includes appearing subservient to the main property. Amendments have since been received, dropping the ridge line from 0.1 metres to 0.6 metres below that of the existing roof and setting it back from the front elevation of the existing property from the previous 0.35 metres to 0.45 metres at the front and 0.45 metres at the rear, giving the appearance of a side extension as opposed to a separate property. The proposed extension works are judged to appear subservient to the main dwelling by virtue of the revised depth.

The property is positioned on a corner plot, set back from the highway by a grass verge. To the east of the property is a concrete surfaced car parking area. The host property itself forms part of a row of four terraced houses and is attached to no 5 Winchfield Crescent. At the rear of the property is a back garden, which backs onto the rear gardens of a row of terraced dwellings located along Purbrook Way. In terms of additional bulk to the street scene, this side extension would be relatively modest in width within the context of the main property and, although visible from the highway, it would not be considered to be harmful to the character of the streetscene. Materials proposed include red multibrick to match existing, brown concrete interlocking tiles, white uPVC doors and windows and black uPVC gutters and rainwater pipes. These materials are deemed to be respectful of the style of the existing main property and the surrounding properties in their appearance.

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 On the Eastern elevation of the proposed side extension there are no windows proposed. The existing door and windows would be bricked up. There would be one additional window proposed on the second storey of the rear elevation as well as a new door proposed to the rear leading into the rear garden, and the removal of the existing rear garden door, which would be replaced by a window. There would be two windows proposed to the front of the property, one on each floor. These changes to fenestration are not considered to result in any significant overlooking of the surrounding properties as there are already second storey windows at the rear and front of the property and there are no immediate properties to the East of the application site.

There would be no further pressures on parking as this side extension would increase the bedroom quantity from 2 to 3. Therefore the existing car parking provision would accord with the requirements of the Havant Borough Council Parking SPD (2016).

- 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/19/00960

(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:

5639 1100A Site location plan
5639 1101A Existing site plan
56391200A Existing plans and elevations
5639 1201C Proposed floor plans and elevations

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.