
Site Address: 121 Blendworth Crescent, Havant, PO9 2BD
Proposal: Demolition of outbuilding and erection of single storey rear extension.
Application No: APP/19/00794 Expiry Date: 02/10/2019
Applicant: Mr & Mrs Skinner
Agent: Mr Andrews Case Officer: Denise Sheath
 SDA Planning Ltd
Ward: Battins
Site Visit Date: 16/09/2019

Recommendation: **GRANT PERMISSION**

1 Site Description

121 Blendworth Crescent, Havant, is a two storey mid terrace dwelling, constructed with red brick and a hung tiled roof. The front of the property has a driveway with off road parking. The boundary treatment to the rear of the property consists of along the northern boundary is 1.8m close wooden boarded fencing, there is also an outbuilding to the rear boundary of this property. The boundary treatment to the west consists of 1.8m close wooden boarded fencing and a wall and gate for the neighbouring property at No. 123 to access the shared alley way, the boundary treatment to the eastern elevations consist of approximately 1m high metal wire mesh fencing.

2 Planning History

None Relevant

3 Proposal

Demolition of outbuilding and erection of single storey 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)

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

5 Statutory and Non Statutory Consultations

None Required

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: 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

(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 extension is to be sited to the rear of the dwellinghouse and as such will not be readily visible from the public domain. Notwithstanding this, the proposed materials are considered to be appropriate in relation to the host dwelling. 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 proposal will not be visible to the neighbouring properties to the front of the dwelling therefore the proposal would not have an impact upon these neighbouring properties.

7.5 The neighbouring property to the rear will have a distance of 22m from the rear of the proposal to the shared boundary, the application site has an existing outbuilding which will also screen the development, therefore the impact upon this neighbouring property would be minimal.

7.6 The impact of the development to the neighbouring property to the east would be minimal, as there are to be no windows or doors to be inserted along the shared boundary or within the elevation which fronts this neighbouring property, therefore it would not create a impact of overlooking or loss of privacy.

- 7.7 The neighbouring property to the west elevation will be partially screened by 1.8m close boarded fencing and a wall which is attached to the rear elevation of No. 123 with a gap of approximately 0.5m from extension to the boundary wall. There will be no windows or door to be inserted along this elevation which will protect the privacy of this neighbouring property. Therefore the impact on this neighbouring property is acceptable with regard to the impact of the proposed development.
- 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/19/00794 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:

Application Form - Received 07 August 2019
Site Plan; Existing and Proposed Front and Rear Elevations - Received 07 August 2019
Existing and Proposed Block Plan and Section - Received 07 August 2019
Existing and Proposed Side Elevations - Received 07 August 2019
Existing and Proposed Floor Plans - Received 07 August 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.

- 4 The erection of the approved close wooden boarded fence along the shared southern boundary as shown on the approved plan 'Existing and Proposed Plans and Elevations' Drawing No. SD-13937-01 Rev B shall be carried out in accordance with the approved details and constructed within the same time frame as the approved decking area. The structures shall thereafter be retained at all times.

Reason: To safeguard the amenities of the occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.