
Site Address:	59 Shawford Grove, Havant, PO9 4DX		
Proposal:	First floor side extension.		
Application No:	APP/18/00554	Expiry Date:	03/08/2018
Applicant:	Mr Hallawell		
Agent:	Mr Cole	Case Officer:	Bee Crawford
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terrace property with a brown tiled pitched roof and elevations of red/brown multibrick and white cladding. The site is level with an area of shingle and block paving to the front enclosed to all boundaries with a 1.3 metre high wall. The rear garden has an area of astro turf and a raised patio together with two sheds. It is mainly laid to lawn with a patio area and is enclosed to all boundaries by walls and fencing ranging in height from 1.4 metres to 1.8 metres.
- 1.2 The adjoining two storey terraced property is to the east, the rear aspect and gardens of properties in Ramsdale Avenue are to the west and rear and a pair of two storey semi-detached properties lie opposite. The area is of medium density with two storey terraced and semi-detached properties of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a first floor 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

None.

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: 10

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 proposal is for a first floor side extension and this, together with the existing single storey side extension would result in a reasonable increase to the original volume of the property, which can be accommodated within the extent of the site. The proposal would be visible from the public realm, being approximately 4 metres from the highway.

7.4 For schemes such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This recommends first floor side extensions should be subservient to the main building with a lower ridge height so that they do not dominate the main frontage, and advises that it is important that gaps are retained between buildings to prevent neighbouring properties and the street scene being adversely affected.

- 7.5 The roof of the extension is 0.5 metres lower than the existing ridge and whilst it is a continuatuion of the front elevation it is set in 1.2 metres from the rear elevation of the property. It is also considered to be subservient by virtue of the 2.7 metre width. Furthermore, the property is at the end of a terrace of six and adjacent to the rear gardens of properties in Ramsdale Avenue to the west. Given its location, it is deemed that the development is unlikely to look cramped within the existing streetscene.
- 7.6 The design and appearance of the extension 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 deemed that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 Although the proposed addition would be adjacent to the western boundary, there are no windows in the side elevation and the rear elevation of the properties to the west are a minimum of 11 metres away. The Havant Borough Design Guide SPD requires a minimum 10 metre separation distance between a dwelling facing a blank wall (as is the case in this instance). It is considered that the resulting impact on the properties to the west is not so great as to warrant a defensible reason for refusal. It is therefore considered that the extension would not result in any additional overshadowing to the properties to the west and it is noted no objections were received from these neighbours.
- 7.8 The extension is set back 1.2 metres from the rear elevation of the property and whilst there is a window in the southern elevation it is of a modest size and judged that it would not result in any harmful additional degree of overlooking. The rear elevations of the dwellings to the back of the site are more than 24 metres away and it is judged any impact would be negligible.
- 7.9 Consequently, it is considered that the proposal is unlikely to result in an unacceptable level of overbearing and not cause any degree of additional overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite and 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00554 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Block plan
Existing ground and first floor plans
Existing elevation plans
Proposed ground and first floor plans
Proposed elevation plans
Reason: - To ensure provision of a satisfactory development.