
Site Address:	7B Beechworth Road, Havant, PO9 1AX		
Proposal:	Single storey rear extension (following removal of existing conservatory).		
Application No:	APP/18/00137	Expiry Date:	30/03/2018
Applicant:	Mr & Mrs Nicholas		
Agent:	Ms Mottershead	Case Officer:	Bee Crawford
	Jane Mottershead Designs Ltd		
Ward:	St Faiths		
Site Visit Date:	09/03/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey semi-detached property and attached garage situated in St Faith's Conservation Area. It has a red tiled pitched and hipped roof and elevations of red multibrick and cream render. The site is level and there is open vehicular access to the front leading to a concrete drive and an area of grass, with a low wall to the front boundary, a hedge to the northern boundary and a 1 metre high fence to the southern boundary. The rear garden is mainly laid to lawn, with patio areas, a shed and shrubs. There is a hedge in excess of 2 metres high to the northern boundary, a 2 metre high wall to the rear boundary and a 1.8 metre high fence to the southern boundary.
- 1.2 The adjoining two storey semi-detached property is to the south, a pair of two storey semi-detached properties are to the north, a large detached two storey dwelling is opposite and the rear gardens of properties in Fairfield Road are to the rear beyond a private access path. The area is of medium density with two and three storey detached and semi-detached properties of similar and different age, style and design situated in St Faith's Conservation Area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension (following removal of existing conservatory).

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

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Principal Conservation Officer

No objection.

7B Beechworth Road is a nicely detailed semi-detached Edwardian dwelling that was previously detached. It is located within the St Faith's Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

A single storey conservatory is to be removed as part of the proposals. It is of no historic significance and as such its demolition is accepted.

The replacement single storey extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant or out of character.

No objection subject to the following condition:

1) Materials to match.

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: 16/02/2018

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 the conservation area

(iv) 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 would be attached to the rear and side of the property extending across the width of the site and would be partially visible from the public realm. The development is to replace the existing conservatory with a larger extension which is more in keeping with the property. It would result in a reasonable increase to the original footprint of the property, although this can be comfortably accommodated within the extent of the site.

7.4 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 the conservation area

7.5 The property is an unlisted building in St Faith's Conservation Area and the proposal is for a single storey side and rear extension, replacing the existing conservatory. Due to its location it would only be partially visible from the public realm and is therefore deemed any impact on the Conservation Area would be minimal.

(iv) Effect on neighbouring properties

7.6 There are no side windows in the extension which will extend across the rear of the property and be built close to the property boundaries. It has a depth of approximately 6 metres to the north, attaching to the rear elevation of the garage and 3.5 metres to the south. The siting of the proposed extension could be considered to lead to a loss of light to the neighbouring property to the north. A 45 degree angle test indicates that the extension would fall marginally within the overshadowing zone of a ground floor window at number 9 Beechworth Road. However, the extension is of a reasonable height and projects approximately 2.4 metres beyond the rear extension of this neighbouring property and it is deemed that any degree of impact is not considered so great as to constitute a defensible reason for refusal.

7.7 The proposal projects approximately 1 metre beyond the rear elevation of the neighbouring property to the south and it is therefore judged any impact would be negligible. The properties to the rear of the site are a sufficient distance away for any impact to be nominal.

7.8 Consequently, it is considered that the proposal is unlikely to 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 development is considered by virtue of its size, scale and massing to conserve the character and setting of the conservation area. 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/18/00137 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
Proposed block plan
Existing ground floor plan
Proposed ground floor plan
Proposed elevations plan
Reason: - To ensure provision of a satisfactory development.