
Site Address: 39 Littleton Grove, Havant, PO9 5HH
Proposal: Two storey side extension and single storey rear extension.
Application No: APP/18/00303 Expiry Date: 15/05/2018
Applicant: Mr Pepall
Agent: Mr Mallen Case Officer: Karen Wooden
Thorns-Young Ltd.
Ward: Battins
Site Visit Date: 04/05/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terrace house. The style of the property is typical of those within the locality with multi-brick elevations and a hung tiled roof. The garden to the front is laid to lawn, with a low level fence acting as the boundary treatment.
- 1.2 To the side of the property is a good size verge which separates the side of the house with the pavement. The side boundary treatments include the rear wall of a detached shed (to be removed subject to approval of this application) and 2m fencing.
- 1.3 A section of the grass verge has been hardsurfaced to provide access to a detached garage which is located within the rear garden of the application site.
- 1.4 To the front of the property is a communal green

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Two storey side extension and 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)

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

A plan of the Southern Water's sewer records showing the approximate position of a

public foul sewer within the site is available on Havant Borough Council's website. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

No development or new tree planting should be located within 3 metres either side of the external edge of the public sewer and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewer.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

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

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. The proposal will provide additional accommodation and a w.c to the ground floor and an additional bedroom and en-suite bathroom to the first floor.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposed two storey side extension will extend the property to the western boundary line. In some cases it is considered that this additional bulk and mass may have a detrimental impact on the streetscene, however it is considered that the existing verge between the proposed extension and the pavement will reduce the visual impact from the public domain.
- 7.4 The Havant Borough Council Borough Design Guide recommends that side extensions should remain subservient to the main building by being set back from the main building line, with a reduced ridge height. However, due to the style of the existing terrace it is considered that a visually subservient extension would result in an imbalance to the look of the existing terrace, and the design as submitted would be more appropriate in this instance. It is also evident that other properties within Littleton Grove have carried out side extensions of a similar design to that which is the subject of this application.
- 7.5 The proposed rear extension is will be visible from the public domain as the rear of the property backs onto Stockheath Road, however the existing garage sited within the rear garden of the application site will reduce any visual impact. Furthermore rear extensions of a larger scale than that proposed as part of this application are evident within Littleton Grove.
- 7.6 The extension is to be constructed of materials of a similar style to those used on the host dwelling, reducing any visual impact on the streetscene.
- 7.7 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

- 7.8 The proposed rear extension will project approximately 1m from the rear wall of the existing dwelling, which falls well below the projection allowed under permitted development rights. No windows will be inserted into the side of the extension. Due to the modest size, it is not considered that the extension would have a significant impact on the occupiers of the property to the east (37 Littleton Grove). Due to its location it is not considered that the rear extension would have an impact on any other neighbouring properties.
- 7.9 The proposed side extension will be sited a minimum of 18.5m from the nearest property to the west (20 Littleton Grove), with the highway separating the two properties. Furthermore no windows are proposed to be inserted into the western elevation. Due to its location it is not considered that the two storey side extension would have a significant impact on any other neighbouring properties.
- 7.10 It is therefore 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/18/00303 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 plan 0 received 20.03.18
Block plan - received 20.03.18
Existing plan - 2040-18-1
Proposed plan - 2040-18-2 (rev a)

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.