
Site Address:	13 Beechworth Road, Havant, PO9 1AX		
Proposal:	Single storey rear and side extension.		
Application No:	APP/17/00985	Expiry Date:	26/12/2017
Applicant:	Mr & Mrs Overton		
Agent:	Mr Helyer	Case Officer:	Emma Chisnall
	Helyer Davies Architects Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 13 is a link detached two storey dwellinghouse situated to the north of Beechworth Road within the St Faiths Conservation Area in Havant. The dwellinghouse is constructed of facing brickwork with slate tile roof and has an Edwardian appearance with attractive period features.
- 1.2 No 13 has not been previously extended and has a modest amount of amenity space to the front which is hard-surfaced to accommodate a car with an attached garage to the southern side of the dwellinghouse providing one additional parking space. The curtilage boundary to the front is constructed of a mixture of low brick wall and 2m high hedging. To the rear the amenity space is adequate in size and hard-surfaced to the south side of the dwellinghouse. The remaining space to the rear is laid as lawn and is surrounded with a mixture of hedging and timber fencing approximately 1.8m high.

2 Planning History

APP/17/00995 - Crown reduce by 4m 1No. Twisted Willow. Within Conservation Area of St Faiths., RNO,

3 Proposal

Single storey rear and side extension.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

No Objection

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.

The single storey side and rear extensions are 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) Material samples to be submitted.

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: 16

Number of site notices: 1

Statutory advertisement: 22/09/2017

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) Impact upon the Conservation Area and 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.

- (i) Principle of development
- (ii) Impact upon the Conservation Area and character of the area
- (iii) Impact on residential amenity

(i) Principle of development

- 7.3 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. As the site is within the Conservation Area the LPA has a duty to preserve or enhance the Conservation Area.

(ii) Impact upon the Conservation Area and character of the area

- 7.4 The dwellinghouse is located within the St Faiths Conservation Area and as such there is particular importance to protect and maintain the heritage of the building. As such the Conservation Officer has been consulted in regards to the proposal and has raised no objection. Comment has been that the proposed development would appear in keeping to the existing property would not appear overly dominant or out of character. A condition has been asked to be included with the decision to ensure samples and specifications of the proposed materials are submitted for assessment and approval by the Local Planning Authority prior to development work commencing. This shall be included as part of the decision.
- 7.5 No 13 Beechworth Road is proposing to develop a single storey side and rear extension which due to their position on the dwellinghouse would remain hidden from the public realm thus protecting the existing appearance of No 13 from the streetscene. The design of the development is considered to be sound and due to the modest size of the works proposed there is considered to be a limited and acceptable impact caused to the Conservation Area and character of the area.
- 7.6 The proposal is therefore considered to preserve the character of the Conservation Area and thus accord with the statutory duty set out in Section 72 of the planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Impact on residential amenity

- 7.7 The development is considered to impact the adjacent neighbours No 11 and No 15 Beechworth Road. The application has undergone a new validation process to ensure notice was formally served on both dwellings to inform them of the potential for the developments to over-hang the shared boundaries. This is considered to address this particular issue and with no objections received from the neighbouring dwellings about this, the works in this regard are considered to be acceptable.
- 7.8 The proposed rear extension shall be positioned up to the shared boundary between No 13 and No 15 which brings the development in closer proximity to the neighbouring dwellinghouse. However, this impact is considered to be modest. Following a site visit it was noted that No 15 have erected a shed which shall be in line with the extension proposed at No 13. This increases the height of the screening between the dwellings and provides additional distance between the development and neighbouring dwelling which would ensure that the proposed extension would result in a limited and acceptable impact.
- 7.9 The works proposed to the side of No 13 shall be up to the shared boundary with No 11 Beechworth Road. The works from being single storey in height and having a roof designed to hip away from No 11 is considered to be an appropriate design to ensure the works do not appear significantly over-bearing or obtrusive on No 11. The majority of the development proposed to No 13 shall face the flank side wall of No 11 with one

window present in the side elevation positioned towards the west end. However, this is set away from the shared boundary with No 13 and served by another window in the rear west elevation which is considered to reduce the impact caused to an acceptable level. The works include rooflights to the roofslope which shall maintain existing privacy levels between dwellings and due to the works being to the north of No 11 light levels are considered to remain unaffected. Therefore the development can be considered to be acceptable.

- 7.10 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 scale, siting and design of the proposal is considered to not look out of place nor create a negative impact on the character of the St Faiths Conservation Area whilst maintaining acceptable amenity levels between neighbouring dwellings. The development is considered to therefore accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11 and CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00985 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:

Design and Access Statement: Received 08.09.2017
Proposed Block, Location, Floor, Elevation, Roof and Section Plan: Drawing No 17089-01 Revision D

Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

