
Site Address:	158 West Street, Havant, PO9 1LP		
Proposal:	Single storey rear extension to ground floor flat.		
Application No:	APP/17/00909	Expiry Date:	08/01/2018
Applicant:	Mr R Smith		
Agent:	Mr J Groom	Case Officer:	Bee Crawford
	John Groom Chartered Architect		
Ward:	Bedhampton		
Site Visit Date:	17/11/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey semi-detached property which has been divided into two flats, situated in Brockhampton Conservation Area. It has a slate tiled pitched and hipped roof and elevations of red multibrick and render. The site is level and the sub-divided rear garden is un-cultivated and enclosed with a 1.8 metre high fence to the western boundary, a 2 metre high wall to the northern boundary and a 1.8 metre high wall to the eastern boundary.
- 1.2 The adjoining two storey semi-detached property is to the east, a two storey detached care home is to the west, the rear gardens of properties in Western Road are to the rear and a four storey block of flats is opposite. The area is of medium density with two storey detached, semi-detached and terraced properties and flats of similar and different age, style and design reflecting the nature of the Conservation Area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for the construction of a single storey rear extension to the ground floor flat. At the time of the Officer's site visit, the works were nearing completion.

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

Havant Borough Local Plan (Allocations) July 2014

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

Listed Building Grade: Not applicable.
Conservation Area: Brockhampton

5 **Statutory and Non Statutory Consultations**

Conservation Officer, Development Control

No objection.

The property is ground floor flat forming part of a late Victorian/ early Edwardian semi detached villa type property. The property lies within the Brockhampton Conservation Area.

The proposal for the demolition of the part of the original out shoot to the rear of number 158 and for it to be replaced with a smaller single storey extension with a single pitch roof.

There is also an existing small rear extension that forms part of the kitchen this has a hipped roof line and a low, slightly wider plinth around its base.

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.

Whilst the rear out shot is part of the traditional lay out of properties of this era its removal is not considered harmful to the character and appearance of the Conservation Area as it is to the rear of the dwelling. However the juxtaposition between the existing rear extensions hipped roof and the proposed extensions single pitched roof line looks off balance. However this is not considered reason to refuse the application.

Conditions:
Materials to match existing.

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: 1

Statutory advertisement: 15/09/2017

Number of representations received: 1

Comment	Officer Comment
While I have am content with the main changes I wish to register some concerns.	

Firstly the demolition of the existing extension reveals the existing internal party wall to my property. Since demolition about three months ago we have experienced damp to our extension and holes are clearly visible; should we not have been consulted about this work prior to it commencing?	Confirmation has been received there is no encroachment to the neighbouring property. This is a civil matter which needs to be resolved by the applicant and the neighbour.
I also require comfort that this wall will be upgraded (to their side) so this issue is fully resolved but in the short and longer term.	This is a civil matter which needs to be resolved by the applicant and the neighbour.
Secondly I query the removal of the debris from the site. To date this has been stored in the rear garden, and I understand the intention is that it will be left, with decking over the raised ground. However the amount of debris will result in the ground lifting considerably (approximately two feet), which will only increase if decking is also added. I believe a reasonable term of any planning consent is that all debris must be removed from site.	The scale of the development would not typically warrant a condition regarding the removal of debris from the site. This is a civil matter which needs to be resolved by the applicant and the neighbour.

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
- (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 subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposal is for the construction of a modest single storey rear extension to the ground floor flat, following the demolition of the existing rear projection and would not be visible from the public realm. Comments from the Principal Conservation Officer confirmed that whilst the rear out shot is part of the traditional lay out of properties of this era its removal is not considered harmful to the character and appearance of the Conservation Area as it is to the rear of the dwelling. Although the relationship between the existing rear extensions hipped roof and the proposed extensions single pitched roof line looks off balance, this is not considered reason to refuse the application.

7.4 The design and appearance of the proposal is deemed appropriate 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 situated in Brockhampton Conservation Area. The Council's Principal Conservation Officer has provided comments and is of the opinion that the proposed works would have a minimal impact on the Conservation Area.

(iv) Effect on neighbouring properties

- 7.6 Although the extension adjoins the neighbouring property to the west, it is of a modest depth, width and height. There is one small window to the eastern elevation which is approximately 3.5 metres from the property boundary and it is deemed this would have a minimal effect on the property to the west or the first floor flat. The rear elevation includes patio doors and is in excess of 20 metres from the rear boundary, which has good screening. It is judged the proposal would not result in any additional degree of overlooking.
- 7.7 It is considered the proposal is unlikely to result in an unacceptable level of overbearing and would have a negligible impact on the properties adjacent to or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would conserve the appearance of the Brockhampton Conservation Area. It is therefore considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00909 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:

Site location plan

Drg no. 17/301/2

Proposed block plan

Drg no. 17/301/3 B

Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.

