
Site Address:	17 Western Road, Havant, PO9 1NJ		
Proposal:	Two storey side extension		
Application No:	APP/17/00292	Expiry Date:	25/05/2017
Applicant:	Mr Hewett		
Agent:	Miss Knight	Case Officer:	Harriet Pitney
	JBC LTD		
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached, two storey, residential dwelling, located to the northern side of Western Road comprising elevations of brick construction with a concrete tiled pitched roof.

The site is relatively level with open vehicular access to the front driveway which currently provides offroad parking provision for 2 vehicles. The rear garden is primarily laid to lawn and enclosed by a timber close boarded fence which is approximately 1.8 metres in height.

The area is residential in nature with a medium-high density of dwellings adjacent to the site and to all boundaries all of a varying age, style and design.

2 Planning History

06/71233/000 - Replace wooden front door porch with a plastic/Pvc one., UNK,

3 Proposal

This application is for the erection of a two storey extension to the side (eastern elevation) of 17 Western Road.

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)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

No consultations required with regards to this application.

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

Summary: No representations received.

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
- (iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to the usual development management criteria.

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

7.3 Whilst it is acknowledged that the proposed extension would be a relatively large addition that would be readily visible from the streetscene of Western Road, it is not considered that the proposed development would result in any harm to the character and appearance of the area.

7.4 The streetscene of Western Road is relatively varied with a range of residential dwellinghouses all of varying age, style and design. The area to the east of the application site is relatively unique in such a way that there does not appear to be any other open gaps between buildings of this nature within the existing streetscene. As such, even with the proposed extension, the development would remain 1 metre from the shared rear boundary with the neighbouring properties to the east and would remain inkeeping with the character and appearance of the streetscene.

7.5 The proposed extension has been designed so that it is subservient to the main dwelling and has been set back approximately 2 metres from the main building line and approximately 5 metres from the highway. On this basis, the design and appearance of the proposal is deemed to be appropriate in context to the main building, respects the existing built form and does not dominate the main frontage.

7.6 The development 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

- 7.7 The properties which are likely to be directly affected by the proposed extension would be those to the east of the application site. Havant Borough Councils Design Guidance specifies that where a dwelling faces a blank wall, a separation distance of 10 metres is required in order to maintain a reasonable relationship between neighbouring properties. It is therefore important to acknowledge that the proposed extension does not incorporate any windows within the eastern elevation and maintains a distance of approximately 10 metres, therefore in compliance with Havant Borough Councils Design Guidance.
- 7.8 As the proposal does not incorporate any windows within the eastern elevation, it is not considered that the proposed extension would result in any loss of privacy, outlook or create any overlooking to these properties. Furthermore, It is not considered that the proposal would result in any significant loss of light, particularly taking into consideration the varied streetscene, to such an extent which would warrant a refusal of planning permission.
- 7.9 The properties to the rear are sited a significant distance away from the proposed development as such it is unlikely that the extension would result in any harm to the neighbouring amenity of these properties. Similarly the properties immediately adjacent would be unlikely to be affected due to the set back of the proposed development from the highway.
- 7.10 On this basis, It is considered that the proposed extension would be unlikely to result in any significant harm to the neighbouring amenity of the surrounding residential properties and is therefore compliant with Policy CS16 of the HBLP (Core Strategy).
- 7.11 It is important to acknowledge that no letters of representation have been received in relation to this application.

(iv) Parking

A parking provision statement has been submitted as part of this application which confirms that the parking provided at 17 Western Road will remain as existing. With the proposed extension, the property would benefit from 4 bedrooms and as such 3 offroad parking spaces are required. The extension incorporates a garage which complies with the dimensions for it to be considered as 1 offroad parking space with two additional parking spaces on the front driveway.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00292 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 (Scaled at 1:1250 and 1:500)- received 20th March 2017

Block plan- received 28th March 2017

Parking provision statement- received 28th March 2017

Existing floor plans and elevations (Drawing No: 397)- received 20th March 2017

Proposed floor plans and elevations (Drawing No: 397)- received 20th March 2017

Reason: - To ensure provision of a satisfactory development.