
Site Address:	8 Mavis Crescent, Havant, PO9 2AE		
Proposal:	Single storey side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00357	Expiry Date:	10/07/2024
Applicant:	Mr and Mrs S Galmoye-Webster		
Agent:	Mr D Treagus Derek Treagus Associates	Case Officer:	Josephine Lacey
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 8 Mavis Crescent, Havant, is a two storey dwelling located on the northeast side of Mavis Crescent. The dwelling is semi-detached with a hipped roof adjoining the neighbouring property. The first floor of the front elevation is clad in pale green/ grey, and there is a single-pitched porch roof over the front door and adjacent bay window. The external walls within the porch are rendered in pale yellow, and the remainder of the front elevation at the ground floor is constructed in red brick. The northwest side elevation is red brick to the ground floor and pale yellow rendered to the first floor. There is a flat-roofed single storey side extension adjoining a single-pitch roofed garage.
- 1.2 The curtilage of the dwelling is large to the front of the property, with a driveway able to accommodate 3-4 vehicles. The curtilage between the front elevation and the highway is landscaped with a grass lawn and bushes along the boundary wall, which is low level with sections of fence between brick pillars.
- 1.3 The streetscene is varied, with a range of hipped roof bungalows and hipped roof two-storey dwellings. There are also varied single storey extensions and garages with either flat or sloping single pitched roofs in the street

2 Planning History

None recent or relevant

3 Proposal

Single storey side 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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Daniel Berwick

No comment received.

Councillor Gillian Harris

No comment received.

Councillor Phil Munday - St Faiths

No comment received.

Developer Services, Southern Water

Foul and Surface Water Drainage

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

Please note: there is a private foul sewer within the site.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation

of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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 acceptable in principle subject to development management criteria.

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

7.3 The proposal consists of a single storey side extension to the west of the main dwelling. It would be 6m in width with a 1m fascia false pitch on the front elevation. The height would be 2.7m to the top of the flat roof and 3.2m to the top of the false pitch. The roof would be flat. The west elevation would extend 4.8m towards the rear before extending at an angle in parallel with the boundary fence. The rear building line of the extension is staggered. There would be two windows in the front elevation, one obscure glazed window serving a bathroom in the west elevation, and two windows to the rear. The materials would be brickwork to match existing, with a flat EPDM roof and uPVC windows and doors. This is considered acceptable in context to the main dwelling and character of the area, as the false pitch reduces any visual harm from the

flat roof from the front, and the materials are similar to those existing on the dwelling and within the street.

- 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 neighbouring properties

- 7.5 The extension would be completed to a greater height than the existing garage which is present in a similar locational context, and would extend further towards the boundary with no.10 Mavis Crescent. The window on the northwest elevation would be obscure glazed and non-opening below 1.7m, meaning there will be no increased risk of loss of privacy to this neighbouring property on this elevation. There are windows proposed in the rear elevation of the extension, however there are already windows and a door within similar context on the existing structure facing the neighbouring dwelling, meaning that there is no increased loss of privacy as a result of this element of the proposal. Though the proposal would be closer to this neighbouring dwelling, it is not so close that a detrimental loss of light or outlook would be caused. In summary, the proposed extension would not lead to a significant or demonstrable loss of privacy, outlook or light to this neighbouring property, and it is not considered to be overbearing on this neighbouring property.
- 7.6 The extension would not have any impact on other properties adjacent, to the rear, or opposite the application site due to the distances between the dwellinghouses, orientation, and set-back of the property from the highway.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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.

(iv) Parking

- 7.8 One parking space would be removed through the removal of the garage, however, the drive is large enough to accommodate parking of enough vehicles for a 3-bed property in correspondence with the Havant Borough Council Parking SPD.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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 proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00357 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:

14 May 2024	24/381/02	PROPOSED GROUND FLOOR PLAN
17 Jul 2024	24/381/03	AMENDED PROPOSED ELEVATIONS AND LOCATION PLAN

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.