
Site Address:	49 Kingsworthy Road, Havant, PO9 2BJ		
Proposal:	Replacement side/rear extension and a rear conservatory (part retrospective).		
Application Type:	Full Planning Permission		
Application No:	APP/24/00333	Expiry Date:	27/06/2024
Applicant:	Mr J Rison		
Agent:		Case Officer:	Denise Sheath
Ward:	Battins - Expired		

Recommendation: **GRANT PERMISSION**

1 Site Description

49 Kingsworthy Road, Havant, is a two storey semi detached property constructed with brick exterior which has been painted white on all elevations; with a hung tiled roof, The property benefits from a front porch area. The frontage of the property is block paved with the availability of parking at least 2No. vehicles off road. The rear of the property has a laid to lawn garden area. The boundary treatment to the rear and rear side elevations consists of 1.8m close boarded fencing, with a staggered height brick wall to the front southern side elevation and a 1m close boarded fence to the front north side elevation.

2 Planning History

None Relevant

3 Proposal

Replacement side/rear extension and a rear conservatory (part retrospective).

Construction of the proposed conservatory and the side/rear extension has started and has currently been paused to once it was realised planning permission was required for proposed works.

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

Not required.

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: 8

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.

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

7.3 One element of the proposal of the erection of a flat roof conservatory along the rear northern boundary. The proposed conservatory would have a depth of 4m; a width of 3m, with a maximum roof height of 2.65m. The materials to be used in the construction would include white K Render to the elevations. As the proposal would be situated to the rear of the property it would not be visible or have a harmful impact upon the character of the streetscene nor would the extension impact negatively upon the visual amenity or character of the application property.

7.4 The second element of the proposal is for a replacement single storey side extension located to the southern side elevation of the property. The extension would be set back approximately 2.8m from the front elevation of the front porch, with a width of 2.3m and a depth of approximately 9.8m, protruding 4m from the rear wall, the maximum height of the roof would be 3m. The materials to be used in the construction would include white K Render to the elevations. The front element of the side extension would be visible from the public realm. It is not considered that the proposal would have a harmful impact upon the character of the streetscene or the application property.

7.5 On that basis 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

- 7.6 The proposed side extension is replacing an existing side extension which has already been demolished prior to the submission of the application. The proposed extension would be adjacent the southern western side elevation of the property adjacent the detached double garage erected within the northern curtilage No.47 Kingsworthy Road. The double garage would screen the proposed side extension from the visibility of No.47. It is therefore not considered that the proposed side extension would have a negative impact upon this neighbouring property.
- 7.7 The proposed side extension would protrude 4m past the original rear elevation wall of the property along the south western side boundary. It would maintain a 9m distance from the facing rear elevation of No.45 Kingsworthy Road as the previously removed side element. It is therefore considered that the proposal would have a minimal and acceptable impact upon this neighbouring property.
- 7.8 The proposed side extension would have a distance of approximately 12.5m to the rear facing elevation of the neighbouring property to the western elevation (No.43 Kingsworthy Road). It is not considered that the proposal would have a harmful impact upon this neighbouring property.
- 7.9 The proposed conservatory has been constructed up to the shared boundary with the adjoining neighbouring property No.51 Kingsworthy Road. The proposed conservatory will have a flat roof design with a maximum height of 2.65m. Although the proposed conservatory may have a slight impact upon light to the nearest window of the neighbouring property during the late afternoon and evening hours, the impact is considered not to be as significant as to justify a refusal of planning permission. It is also acknowledged that no objection has been received from the adjacent property.
- 7.10 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.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00333 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:

Application Form - Received 01 May 2024

Location Plan - Received 01 May 2024

Site Plan - Received 01 May 2024

Proposed Floor Plans - Received 01 May 2024

Proposed Elevations - Received 01 May 2024

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.