

DELEGATED OFFICER REPORT

Site Address:	64 Stockheath Way, Havant, PO9 2DT		
Proposal:	Single storey side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00970	Expiry Date:	27/01/2025
Applicant:	Mr Murtagh		
Agent:	Mr Choudhury	Case Officer:	Jennie Fox
	MC Architectural Design Ltd		
Ward:	Leigh Park Central and West Leigh		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 64 Stockheath Way, Havant, PO9 2DT is a two storey semi detached property located to the east of Stockheath Way where the road branches off to form a small close. The application site is situated on the south corner of this junction. The property is finished in red brickwork with white uPVC fenestration and a composite entrance door under concrete roof tiles. Vehicular access is from Stockheath Way with parking to the front and side. The frontage is bounded by a low brick wall and the private garden to the rear is enclosed by high close-boarded fencing. There is a small single storey brick outbuilding to the north boundary and accessed from the private garden.
- 1.2 The property is located within a residential area comprised of properties of a similar style to the host dwelling, arranged in semi-detached pairs or short terraces. It is noted that No.82, on the opposite corner to the application site, has a single storey side extension that was previously approved under 05/57350/001.

2 Planning History

APP/23/00640 - Two storey side extension., PERM,03/11/2023

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Jason Horton

No comments received.

Councillor Munazza Faiz

No comments received.

Councillor Sharon Collings

No comments received.

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: 15

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 provision
- (v) Biodiversity Net Gain (BNG)

- (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 proposed extension would have red facing brickwork, white uPVC fenestration, and concrete roof tiles to match the existing property. The proposed materials are considered to be in keeping with the context of the main dwellinghouse and character of the area.
- 7.4 The proposed extension would be approximately 4m in height, 5m in width, and 6.9m in length not including the bay window. The design utilises a tabletop roof to match the height of the existing extension opposite at No. 82 and avoid blocking an existing stairwell window. The proposal would be visible from the public realm, but would be offset from the north boundary to maintain pedestrian access to the rear garden and would be clearly subservient to the host dwelling in mass and bulk. The proposal makes reference to the design of the host dwelling by including a front bay window mirroring an existing bay window to the lounge. The proposed works are considered to be of appropriate size and design and in keeping with the character of the area.
- 7.5 The proposed extension would contain a ground floor bedroom, utility with access to the rear garden, office, and shower room. It is noted that permission was granted at the application site under APP/23/00640 for a two-storey side extension with a similar ground floor layout and a first floor bedroom and that the subject proposals appear to be a reduced version of the approved scheme.
- 7.6 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

- 7.7 To the south of the application site is No.62 Stockheath Way, which is the other half of the semi-detached pair. As the proposals would be located to the north side of the application site they would be largely obscured from the view of No.62 by the host dwelling, and are deemed to have a limited impact on this property.
- 7.8 To the east and rear of the application site and set at 90 degrees to it is No.66 Stockheath Way. As the proposals would be set in line with the rear wall of the host dwelling, approximately 12m from the rear boundary, and would be at single storey only, the impact to this property is considered to be limited.
- 7.9 As the application site is situated on a corner there are no other immediate neighbours. The proposed works to the front of the property are not considered to have an adverse impact on the occupiers opposite and, whilst the development would come closer to the northern boundary, it would be well offset from No.82 to the north by Stockheath Way. Overall, the proposal is not considered to have an adverse impact on any neighbouring 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.

(iv) Parking provision

- 7.11 The proposed works would increase the number of bedrooms from 2 to 3, therefore 2 car parking spaces are required on site. A block plan indicating parking provision has been provided and demonstrates that the proposals comply with Policy DM13 of the Havant Borough Core Strategy (2011) and the Havant Borough Parking Standards SPD.

(v) Biodiversity Net Gain (BNG)

- 7.12 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

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/24/00970 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:

Existing & Proposed Plans (including Elevations and Location and Block Plans) 2153.01.01 C

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.