
Site Address:	111 West Street, Havant, PO9 1LE		
Proposal:	Single storey rear and side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00849	Expiry Date:	26/10/2022
Applicant:	Mr & Mrs Williams		
Agent:	Mr Leroy-Smith	Case Officer:	Selina Donophy
	Carl Architect Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi detached dwellinghouse located on the south side of West Street, Havant. This property has a hipped, tiled roof with elevations formed from red brickwork. To the front elevation are projecting bay windows and forward of the property is an enclosed front garden surrounded by a low brick wall with railings. There is access down the side of the property to a garage which is attached to the garage belonging to no 109.

This site is located within the Brockhampton Conservation Area. There is an area of TPO group trees located to the rear of the site outside of the site curtilage.

2 Planning History

None relevant

3 Proposal

Single storey rear and 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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

Proposal:

Single storey rear and side extension.

Legislation:

The site is located in West Street in the Brockhampton Conservation Area. It comprises a traditional style, semi-detached dwelling of brick and tile construction.

As the site is within the CA, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant. This 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.

Assessment:

The proposed extension would be located to the rear of the building and would not be visible from the view of West Street. Nonetheless, the extension relates well to the host building in terms of design and scale.

Overall it is considered that the proposal would not result in harm to the conservation area and would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant national and local planning policies.

Conclusion:

No objection.

Councillor Imogen Payter

No comment received

Councillor Phil Munday - St Faiths

No comment received

Councillor T Pike - St Faith's

No comment 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: 16

Number of site notices: One

Statutory advertisement: Yes

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 and impact on the Brockhampton Conservation 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.

7.3 As the site is within the Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant. This 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.

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

7.4 This proposal comprises of a single storey side and rear extension. This would be located where there is currently a side return toward the rear of the property. The proposed extension would have dimensions of approximately 3.8 metres depth, 1.7 metres width, 2.5 metres eaves height and 3.6 metres to the top of the monopitched roof. To the rear the roof would overhang by approximately 1.5 metres. Three rooflights are proposed to the roof. This space would create a toilet accessed via the kitchen. Materials would match existing.

- 7.4 The proposed extension would be located to the rear of the dwelling and therefore would not be visible from the public realm. It would be modest in both scale and appearance, filling unused space to the rear of the property. Materials would be in keeping with the host dwelling .
- 7.5 The site is located within the Brockhampton Conservation Area and therefore Havant's Heritage Officer has been consulted on this proposal. No objection has been upheld by the Heritage Officer who has noted the extension would be in keeping with the host dwelling and would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant national and local planning policies.
- 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 Policies CS16 and CS11 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 east of the application site is no 109 West Street. This property is set back behind no 111 and a split driveway separates both properties. The proposed extension would only bring the building line approximately 1.7 metres closer towards no 109 at single storey height - there is a side elevation window at no 109 facing back towards no 111 however this is already facing the two storey height side elevation wall. To the rear of that is a small extension to the rear of no 109. The proposed extension is not considered to result in harmful overshadowing or overbearing impact to no 109.
- 7.8 To the west of the application site is the attached property no 113. The extension would be located behind the existing building line so would not impact this property.
- 7.9 To the rear of the site is the Portsmouth Water site. The extension would be separated from the site by the rear garden and no harmful impact has been identified.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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 scale, siting and design of the proposal would have limited and acceptable impact on the Conservation Area and the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00849 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:

0010 A LOCATION AND BLOCK PLAN
0200 A PROPOSED GROUND FLOOR PLAN
0201 A PROPOSED ELEVATIONS

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.