
Site Address:	15 Westways, Havant, PO9 3LN		
Proposal:	Two storey side/rear extension and single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00519	Expiry Date:	07/09/2022
Applicant:	Mr Waters		
Agent:	Mr Walker	Case Officer:	Graham Speller
	Parkers Design		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the eastern side of Westways and is occupied by a two storey semi detached dwelling house with attached garage and rear conservatory.
- 1.2 The surrounding area is residential in character with properties of similar design and scale, some of which have been extended. To the rear (east) is a new residential development under construction.

2 Planning History

- 2.1 There is no relevant site history.

3 Proposal

- 3.1 Two storey side/rear extension and single storey rear extension.
- 3.2 The proposals have been amended during the course of the consideration of the application in that the two storey element has been set off the boundary and now incorporates a hipped roof at first floor. Reconsultation was carried out.

4 Policy Considerations

National Planning Policy Framework 2021
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)
CS19	(Effective Provision of Infrastructure)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Councillor Anne Fairhurst - Bedhampton

No comments received.

Councillor D Guest

No comments received.

Councillor Mark Inkster

No comments received.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing foul sewer within the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note:

- The public foul sewer requires a clearance of 3 metres on either side of the public foul sewer to protect it from construction works and to allow for future maintenance access.

- No new development or tree planting should be carried out within 3 metres of the external edge of the public foul sewer without consent from Southern Water.

- No new soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public foul sewer.

- All existing infrastructure should be protected during the course of construction works.

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

Hampshire Biodiversity Information Centre:

Within 50m Wader and Brent Goose Strategy Site

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: 7

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
- (iv) Parking
- (v) Drainage
- (vi) Ecology

(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 As noted above, the proposals were amended during the course of its consideration to provide 1m distance to the side boundary and hipping the roof of the two storey side element as opposed to a gable end. These amendments have resulted in retaining adequate space around the building and to ensure a terracing effect does not occur, which would be uncharacteristic in the street scene.

7.4 The use of cladding material at first floor is not a common feature in the street scene, however, existing dwelling houses have tile hanging at first floor and the introduction of cladding material in this context is considered acceptable.

7.5 The part two storey/single storey elements projecting rearwards are considered acceptable in terms of appearance and there is already a single storey rear conservatory, which would be replaced.

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 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, 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 The proposed development would increase the number of bedrooms from 3 to 4. Current parking standards would require the provision of 3 car parking spaces. The submitted parking plan shows provision for at least two vehicles on the frontage and one in the garage thereby meeting the parking standards set out in the parking SPD.

(v) Drainage

- 7.9 As noted above, Southern Water has advised that there is a public foul sewer within the development site and an informative is recommended to highlight their consultation response.

(vi) Ecology

- 7.10 The proposed development would be within the existing curtilage and already has buildings on it, which would be demolished. It is therefore considered that there would be no adverse impact on ecology as a result of the development. Given the domestic scale of the development impacts on protected species are not considered harmful.

8 Conclusion

- 8.1 The scale, siting and design of the revised proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00519 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:

P0 v2 - LOCATION, BLOCK AND PARKING PLAN

P1 v2 - EXISTING AND PROPOSED GROUND FLOOR

P2 v2 - EXISTING AND PROPOSED FIRST FLOOR

P2a v2 – LOFT

P4 v2 - PROPOSED FRONT/REAR ELEVATIONS

P5 v2 - PROPOSED LEFT/RIGHT SIDE ELEVATIONS

P6 v2 - PROPOSED 3D 1

P7 v2 - PROPOSED 3D 2

P8 v2 - PROPOSED 3D 3

P9 v2 - PROPOSED 3D 4

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.