
Site Address:	41 Blendworth Crescent, Havant, PO9 2BA		
Proposal:	Two storey side extension and porch to the front.		
Application No:	APP/21/01058	Expiry Date:	09/12/2021
Applicant:	Mr Bladen		
Agent:	Mr Adams	Case Officer:	Joseph Toole
	D M Adams Designs		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

41 Blendworth Crescent, Havant is located to the north side of Blendworth Crescent. The application site is a two storey end of terrace property comprising red brick and concrete roof tiles.

The property is located within a residential area with surrounding properties of the same design.

2 Planning History

No relevant planning history.

3 Proposal

Two storey side extension and porch to the front.

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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Jo Lowe

No Comment.

Councillor T Moutray

No Comment.

Developer Services, Southern Water

Please find the attached extract from Southern Water records showing the approximate position of public foul and surface water sewers within the proposed development site. Approval should be sought from Southern Water where the erection of a building or an extension to a building or underpinning work would be over the line of or would come within 3.5 metres of public sewers.

Please note:

- The 450 mm diameter gravity foul and surface water sewers requires a clearance of 3.5 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No new development or new tree planting should be carried out within 3.5 metres of the external edge of the public gravity sewers 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 public sewers.
- All existing infrastructures should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

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.

Southern Water requires a formal application for any new connection to the public 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

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required.

This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways. gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at:

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: 14

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

(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 development would involve the following of the side porch and erection of a two storey side extension and a porch to the front. The proposed porch would have a width of approximately 2.3 metres, a depth of approximately 0.9 metres on the east side and 1.3 metres on the west side with a pitched roof having a maximum height of approximately 3.4 metres. The proposed two storey side extension would be used as a utility room, hall, W/C and lounge on the ground floor and a bedroom and en-suite on the first floor. It would have a width of approximately 4.5 metres, a depth of approximately 6.8 metres with a hipped roof having a maximum height of approximately 8 metres joining the existing ridge height of the main dwellinghouse.

7.4 The proposed works would have facing brickwork and concrete roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.

7.5 The proposed development would be visible from the street scene. It is considered to reflect the character of the area with other end of terrace properties such as No.11 and No.53 Blendworth Crescent having similar extensions. Due to the retaining amenity space the proposed extension is considered to be inkeeping with the context of the area.

- 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 front there would be a door and a window within the proposed porch and a window on the ground floor and two windows on the front floor. These views would face out onto the public highway and front gardens of the properties opposite therefore it is not considered to cause any form of overlooking.
- 7.8 On the west side there would be a window serving the en-suite at ground floor. This would face out onto the public green and is not considered to cause any form of overlooking. Furthermore, it is not considered to appear overbearing or result in the harmful loss of light to any surrounding properties.
- 7.9 To the rear there would be one window on the ground floor serving the lounge and one window which be screened by the existing 1.8 metre high fencing and one window on the first floor serving a bedroom which would face out onto the side wall of No.39 Blendworth Crescent therefore not considered to cause any form of overlooking.
- 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.

(iv) Parking

- 7.11 The proposed development would increase the number of bedrooms from 2 to 3 therefore 2 car parking spaces are required according to the Havant Borough Parking Standards SPD. On the proposed site plan it shows there is sufficient car parking on site.

(v) Drainage

- 7.12 Southern Water were consulted on the application raising no objection. An informative has been added to the decision.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/21/01058

- 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:

Location Plan, Block Plan, Existing and Proposed Floor Plans and Elevations - 41BC-001A

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.