
Site Address: 3 Talbot Close, Havant, PO9 3HS
Proposal: Demolition of existing garage and conservatory. Erect new single storey rear extension and two storey side extension.
Application Type: Full Planning Permission
Application No: APP/22/00653 Expiry Date: 30/08/2022
Applicant: Mr and Mrs Walker
Agent: Mrs Fox Case Officer: Denise Sheath
 Critchley Architecture and
 Design
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

3 Talbot Close, is a two-storey chalet type semi-detached property in a quiet cul-de-sac in Havant. It is set in a road of similar two storey chalet type semi-detached properties. The front of the property has a hardsurfaced area leading to the garage and to the front side elevation, with a small laid to lawn area to the front southern frontage. The rear garden is laid to lawn with a small patio area directly in front of the existing conservatory. The boundary treatment along the north eastern boundary consists of a hedge approximately 2.5m in height, with a 1.8m close boarded wooden fence to the rear and southern side boundaries.

2 Planning History

92/57945/000 - Single storey rear and side extensions and extension of existing

3 Proposal

Demolition of existing garage and conservatory. Erect new single storey rear extension and two 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)

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: 9

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

- (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 Following the demolition of the existing single storey side extension, the proposed two storey side extension will extend the property toward the north eastern boundary line. The design of the two storey side extension will be sympathetic to the design of the main dwelling maintaining the hipped design of the roof.

7.4 The Havant Borough Council Borough Design Guide recommends that side extensions should remain subservient to the main building by being set back from the main building line, with a reduced ridge height. However, due to the style of the existing semi detached property it is considered that a visually subservient extension would result in an imbalance to the look of the existing property, and the design as submitted would be more appropriate in this instance. It is also evident that No.5 Talbot Close have carried out a two storey side extension of a similar design to that which is the subject of this application.

7.5 The proposed rear extension will be located along the south western boundary with a

depth of 5m, a width of 4.725m with a pitched roof with a maximum height of 3.495m. The proposed extension can be accommodated comfortably within the application site with sufficient amenity space remaining. This element of the proposal would not be visible from the streetscene due to its location to the rear of the property.

- 7.6 The proposed side and rear extensions are to be constructed of materials of a similar style to those used on the host dwelling, reducing any visual impact on the streetscene and would not have a harmful impact on the character of the dwellinghouse
- 7.7 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

- 7.8 The two storey side extension is angled away from the nearest neighbour to the north east elevation (No. 2 Talbot Close), there are no first floor windows proposed within the extensions side facing elevation, the two storey extension will have a minimum distance of 2.3m from the shared boundary with a maximum distance of 7.5m from the shared boundary towards the rear due to the angled orientation of the application dwellinghouse. The proposed single storey rear extension would have an approximate 13m distance from the shared boundary. It is therefore considered that any impact upon this neighbouring property from the proposals would be minimal and acceptable.
- 7.9 The single storey rear extension will be along the shared boundary with No.4 Talbot Close, the proposed extension would protrude a further 1m than the existing neighbouring extension along the same shared boundary. It is not considered that the proposed extension would have a harmful impact upon this neighbouring property. The Two storey side extension would not be visible to this neighbouring property due to its location along the north eastern elevation. It is therefore considered that any impact upon this neighbouring property from the proposals would be minimal and acceptable.
- 7.10 The proposed extensions would have a significant distance from the neighbouring properties to the front and rear. It is therefore considered that any impact upon these neighbouring properties from the proposals would be minimal and acceptable.
- 7.11 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

- 7.12 There are no additional bedrooms proposed to the property maintaining the 3 bedrooms existing. The proposed floor plan has shown that there is availability for the parking of 2No. vehicles which includes the garage as one parking space. Therefore the proposal would comply with the parking standards set out within the Parking SPD. A condition has been placed on the decision to ensure that the garage and parking

space are maintained for this purpose.

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/22/00653 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:

Location Plan and Block Plan - Drawing No. 22044-101
Existing Floor Plans - Drawing No. 22044-201
Existing Elevations - Drawing No. 22044-301
Proposed Floor Plans - Drawing No. 22044-401B
Proposed Elevations - Drawing No. 22044-501B

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.
- 4 The development shall not be brought into use until a minimum of 2No. parking spaces (including the garage as one parking space) have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.