
Site Address:	10 Belmont Grove, Havant, PO9 3PU		
Proposal:	Two storey and single storey side extension		
Application No:	APP/21/01105	Expiry Date:	14/12/2021
Applicant:	Mr Bates		
Agent:	Ms Roberts	Case Officer:	Graham Speller
	Critchley Architecture and Design		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the northern side of Belmont Grove and is occupied by a two storey semi detached dwellinghouse. A detached single storey garage is located to the rear albeit annotated as a store.
- 1.2 The character of the area is mixed with residential properties and commercial properties opposite.

2 Planning History

- 2.1 There is no relevant planning history.

3 Proposal

- 3.1 Two storey and single storey side extension. Additional parking would be provided on the frontage.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan
E1* (High quality design)

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

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comments received.

Councillor Gary Robinson

No comments received.

Councillor Mark Inkster

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

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 The proposed extension would have a slight set back from the front of the existing property. The proposed ridge height would also be significantly lower than the ridge height of the host dwelling. The combination of these would ensure that the proposed extension appears subservient to the main dwellinghouse in accordance with the Havant Borough Design Guide SPD.

- 7.4 The Design Guide also states that it is important that gaps are retained between buildings and that this helps form the pattern of development in an area, which in turn influences local character. It goes on to say that side extensions which have a negative effect on the gap between buildings should be resisted and that this is particularly important for two storey extensions. It also states that in general, the extension should not be closer than two metres from the boundary with neighbouring properties.
- 7.5 The proposed extension would be set off the side boundary by 1 metre. Whilst this would be less than that advocated in the design guide, there are examples of a similar distance from the boundary in the immediate locality. It is also the case that the adjacent property, No.12, is at a higher level than the application property.
- 7.6 It is considered that the combination of a low ridge height, set back from the front and the relationship between the resulting development and the adjacent property would result in a subservient extension that would not be harmful to the visual amenities of the street scene.
- 7.7 It is also considered that a terracing effect would not occur if the neighbouring property carried out a similar development in the future.
- 7.8 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

- 7.9 The first floor element would be relatively small and not extend the full depth of the existing dwellinghouse. As such, this would reduce the impact on No.12 adjacent to an acceptable degree.
- 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 reduce the current side parking area and render the existing garage (store) inaccessible for a vehicle. However, the proposals also include extending the parking area to the front of the dwellinghouse, like other properties nearby, thereby providing sufficient parking provision.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the character of the area and the visual amenities of the street scene 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/21/01105 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:

21063 – 103A - LOCATION & BLOCK PLAN

21063 – 411 - PROPOSED FLOOR & SITE

21063 – 511 - PROPOSED SE & NW ELEVATIONS

21063 – 512 - PROPOSED SW & NE 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.