
Site Address:	154 West Street, Havant, PO9 1LP		
Proposal:	Single storey rear extension.		
Application No:	APP/21/01032	Expiry Date:	23/11/2021
Applicant:	Mrs L Warren		
Agent:	Mr D P Manns	Case Officer:	Joseph Toole
	D M Designs		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

154 West Street, Havant, is located to the north side of West Street. The application site is a two storey mid-terrace property comprising brickwork and white detailing with concrete roof tiles.

The property is located within a residential area with surrounding properties of similar style and design. It is located within Brockhampton Conservation Area.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/18/00920 - Proposed dropped kerb servicing 154-156 West Street.,
PERM,10/04/2019

3 Proposal

Single storey rear 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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposed design comprises a single storey rear extension which is in keeping with the main dwellings and would incorporate matching materials.

Overall, it is considered that the proposal would meet the test of the Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant national and local planning policies.

Councillor D Guest

No Comment.

Councillor Gary Robinson

No Comment.

Councillor Mark Inkster

No Comment.

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: 13

Number of site notices: Not applicable.

Statutory advertisement: 08/10/2021

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 and 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.

(ii) Appropriateness of design and impact on the character of the area and conservation area

- 7.3 The proposed development would involve a single storey extension. It would involve the removal of an existing shed and replaced by a storage room and bathroom with a width of approximately 1.8 metres, a depth of approximately 3.8 metres with a flat roof having a maximum height of approximately 3.2 metres. There would also be a single storey rear extension which would be used as an extended dining room with a width of approximately 6.6 metres, a depth of approximately 3.7 metres with a flat roof incorporating two rooflights having a maximum height of approximately 3.5 metres.
- 7.4 The proposed development would have brickwork and corbel to match the existing property. This is considered to be inkeeping with the context of the main dwelling and conservation area.
- 7.5 The property is located within Brockhampton Conservation Area. Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene or the Conservation Area. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. The Council's Conservation Officer commented on the application raising no objection. Overall it is considered to be inkeeping with the appearance of the area whilst preserving the character of the Brockhampton Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 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 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 On the west side along the shared boundary with No.156 West Street there would be no side windows within the proposed extension. The proposed works would go along the boundary partly screened by the existing 1.8 metre high fencing. Due to its roof design and depth not extending out beyond the existing rear wall of No.156 it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. It is worth noting there are no side windows within No.156 facing the rear garden of the application site.
- 7.8 On the east side the proposed rear extension would be screened by the existing extension to the application site. Therefore it is not considered to have an adverse impact on the amenity of No.152 West Street.
- 7.9 To the rear there would be a set of bi-folding doors facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing along all boundaries it is not considered to cause harmful overlooking to any of the surrounding properties.
- 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 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/21/01032

- 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
Combined Plan
Heritage Statement by DM Designs

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.