
Site Address: 16 Bondfields Crescent, Havant, PO9 5EP
Proposal: Two storey side extension to replace existing single storey extension,
single storey rear extension, porch with canopy.
Application No: APP/21/01441 Expiry Date: 11/02/2022
Applicant: Dan Byng
Agent: Mr P Davey Case Officer: Graham Speller
Mr P Davey
Ward: Battins

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the western side of Bondfields Crescent and is occupied by a two storey end of terrace dwellinghouse.
- 1.2 There is currently a timber clad single storey side extension.
- 1.3 The surrounding area is residential in character with properties of similar styles and design.

2 Planning History

- 2.1 There is no relevant planning history.

3 Proposal

- 3.1 Two storey side extension to replace existing single storey extension, single storey rear extension, porch with canopy.

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 Jo Lowe

No comments received.

Councillor T Moutray

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: 10

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 Whilst the proposal would be prominent in the street scene, it has been designed to have a lower ridge height than the host dwelling thereby resulting in a more subservient extension in accordance with the design guidance. Furthermore, the design incorporates a small front gable element that breaks up the scale and massing resulting in a more visually pleasing development. This element picks up from other gable features in the locality. The road bends to the rear of the application site such that the extension would not be so prominent with a backdrop of the adjacent terrace when viewed from the north. The front porch element would further add interest to the visual appearance of the dwellinghouse. The rear single storey element is relatively small and is considered acceptable.

- 7.4 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

- 7.5 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

- 7.6 Currently there is no off street parking provision. The proposed block plan indicates two spaces and whilst under the parking requirements (3 spaces for a 4 bed dwelling, it is two more than currently provided for the existing 3 bed dwelling) there are limited parking bays immediately opposite. As such, the parking provision is considered acceptable.

8 Conclusion

- 8.1 The scale, siting and design of the 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/21/01441 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

BLOCK PLAN

PROPOSED FLOOR PLANS UPLOADED 14.01.22

EXISTING & PROPOSED ELEVATIONS UPLOADED 14.01.22

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall not be erected other than in the following materials or such other materials as have been approved in writing by the borough council:

Walls: brick to match existing/composite cladding

Roof: concrete tiles to match existing

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 car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the extension being first brought into use and shall be retained thereafter for their intended purpose.

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.