
Site Address:	1 Wigan Crescent, Havant, PO9 3PN		
Proposal:	Two storey side extension (fronting Parkside).		
Application No:	APP/16/00079	Expiry Date:	21/03/2016
Applicant:	Mr Courtney	Team:	Team 1
Agent:	Mr Bennett	Case Officer:	Bee Crawford
	Kalotec Limited		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property situated on the corner of Wigan Crescent and Parkside. It has a brown tiled pitched and hipped roof and elevations of red multibrick and red tile hanging. The site is level although there is a slight north/south decline to Parkside. The small front garden is enclosed with a 1 metre high wall with a 1.8 metre high fence and gate accessing the rear/side garden. This is mainly laid to lawn with shrubs and a large shed and a vehicle hardstanding. The garden is enclosed by 1.8 metre high fencing to the east and west and a 2 metre high wall and fence to the south.
- 1.2 The adjoining property is to the west, the front and side aspects of two storey semi-detached properties in Parkside are to the east and south (rear) and the rear of a two storey detached property in Scratchface Lane is opposite. The area is of medium density with well-spaced two storey semi-detached properties of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey side extension (fronting Parkside) of 3.5 metres in width, 5.6 metres in depth with a pitched and hipped roof.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 7

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 streetscene
- (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 control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 Due to the corner situation of the property, the proposed extension would be visible from the public realm. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends two storey side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 The extension would be well contained within the application site, with a minimum distance of 3 metres to the eastern boundary, 6 metres to the front boundary and 14 metres to the rear. The proposal, which is set back slightly from the building line would result in a reasonable addition to the existing dwelling. It is judged to be subservient to the main dwelling by virtue of the proposed width and lower height which is approximately 1 metre below the existing ridge line, and is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality or appear cramped in relation to the existing streetscene. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is noted other properties in the surrounding area benefit from similar schemes.

(iii) Effect on neighbouring properties

- 7.6 The proposed two storey extension is to the eastern elevation of the property, situated approximately 3.5 metres from the side boundary which is adjacent to the highway. There would be one new window at first floor serving a bedroom, although this would be in excess of 20 metres from the front elevation of the property opposite, and it is considered the window would not result in a harmful degree of overlooking. The existing fence to the eastern elevation would screen the new ground floor side window to the extension. There are no windows in the rear elevation of the proposal and it is deemed the new windows to the front would not have any detrimental effect on the surrounding properties.
- 7.7 Sufficient amenity space would be retained on the site contiguous to the property, maintaining the spacious nature of the streetscene and the extension is situated thus that any impact on the neighbouring property at number 3 Wigan Crescent would be negligible.
- 7.8 It is therefore considered that the proposal is unlikely to appear overbearing or lead to unacceptable overlooking and would have negligible impact on the properties immediately adjacent to the application site or the commercial units opposite, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding the scheme.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00079 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 Compulsary Purchase Act 2004.
- 2 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No KALO-0143-01 Rev A Existing and proposed floor and elevations plan

Drg No KALO-0143-02 Rev A Location plan and proposed block plan

Reason: - To ensure provision of a satisfactory development.

