
Site Address: 40 Wigan Crescent, Havant, PO9 3PP
Proposal: Demolition of existing rear extension and erection of single storey rear extension and 2 storey side extension.
Application No: APP/16/00038
Applicant: Mr C Mallard
Agent: Mr P White
Ward: Bedhampton

Expiry Date: 15/03/2016
Team: Team 1
Case Officer: Heather Lealan

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. It has a brown tiled pitched and hipped roof and elevations of red multibrick and red tile hanging. The site is level with a large area of hardstanding and two detached garages located to the southern side of the dwelling.
- 1.2 The adjoining property is to the north, has been extended to the rear by a single storey extension. 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 and erection of single storey side extension

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: <None

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 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 6 metres to the southern side boundary. The proposal, which is set back slightly from the front elevation 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 being less than the width of the main dwelling house and lower height which is approximately 0.3m 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 two storey element is deemed appropriate in context to the main building and the rear extension will not be readily visible from the public realm, thus meeting the requirements of policy CS16 of the HBLP (Core Strategy). 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 southern elevation of the property. There would be one new window at first floor serving a bathroom, although this would be in excess of 40 metres from the closest property, and it is considered the window would not result in a harmful degree of overlooking. It is proposed to be obscurely glazed

and it is not considered that this need form a planning condition.

- 7.7 The extension to the rear at 4.3m in depth is acceptable as any impact is ameliorated by the extension to the rear of the adjoining dwelling.
- 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 Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00038 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:

Layout Plans and Existing Elevations drwg.no planning/001 received 13 Jan 2016
Proposed Floor Plans and Elevations drwg.no planning/002 received 13 Jan 2016

Reason: - To ensure provision of a satisfactory development.