
Site Address:	97 Beaufort Road, Havant, PO9 3HT		
Proposal:	Proposed front and side single storey extension.		
Application No:	APP/16/00676	Expiry Date:	25/08/2016
Applicant:	Mr M Pryce		
Agent:	Mr C Rutter	Case Officer:	Bee Crawford
	Architectural Designs		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property with a brown tiled pitched roof with elevations of red multibrick and tile hanging. The site is level and has open vehicular access to the front, a driveway, grass and shingle with a hedge and shrubs to the southern boundary and a 1.8 metre high fence to the northern boundary. The rear garden consists of a patio, lawn, shingle area and a shed, enclosed to all boundaries with fencing ranging in height from 1.6 metres to 1.8 metres.
- 1.2 The adjoining two storey semi-detached property is to the south, the rear gardens of properties in Woodstock Road are to the north and west and the side aspect of a garden of a property in Beaufort Road is opposite. The area is of medium density with semi-detached two storey properties and bungalows of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

Proposed front and side single storey extension.

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse 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: 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
- (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

7.3 The proposal is to extend the existing porch and converted garage and whilst it would be visible from the public realm, the addition is minimal with a 0.9 metre increase in depth across the front for a distance of 5.58 metres and a 0.6 metre increase in width to the side for a distance of 6.25 metres.

7.4 The number of bedrooms will increase from three to four, therefore a condition is recommended requiring the provision of three on site parking spaces as advised in the Council's adopted parking standards. The design and appearance of the extension is deemed appropriate in context to the main building and is judged to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is therefore considered there would be minimal impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 Whilst the proposal is extending slightly to the north, there are no side windows in the northern elevation and the boundary fence is adjacent to the rear gardens of properties in Woodstock Road. The proposal is of a modest height and projects away from the northern boundary (the nearest point being 1 metres and the furthest point 2.3 metres).
- 7.6 The front element of the extension includes the provision of a replacement window and door to upgrade the facade of the property.
- 7.7 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 or opposite the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to 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/16/00676 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 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Proposed block plan
Drg No. 2016-1312 Existing floor and elevtions plan and existing and
proposed roof plan
Drg No. 2016-1313 Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.