
Site Address:	1 Weyhill Close, Havant, PO9 4PY		
Proposal:	Two storey side extension.		
Application No:	APP/21/00694	Expiry Date:	23/08/2021
Applicant:	L Holly & C Holt		
Agent:	Ms J Fox	Case Officer:	Selina Donophy
	Critchley Architecture and Design		
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the south side of Weyhill Close, Havant. The property has a tiled, pitched roof and elevations of red brickwork - to the side is a flat roof extension and towards the front is a hardstanding with vehicle parking space. Weyhill Close is accessible via Botley Drive and the close retains an open feel, with wide grass verges and rows of terraces spaced apart.

2 Planning History

APP/17/00566 - Single storey front extension; new mono pitch roof over existing single storey side extension., PERM,28/07/2017

3 Proposal

Two storey side 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

CS15 (Flood and Coastal Erosion)
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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Beryl Francis

No comment

Councillor Tony Denton

No comment

Environment Agency

No response 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: 24

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Flood Risk
- (v) Parking
- (vi) CIL

(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 This proposal comprises a two storey side extension following the demolition of the existing single storey side extension. The proposed extension would have a pitched roof with the ridge line continued from the existing dwelling, it would have a width of approximately 3.14 metres and a depth also matching the existing dwelling. The extension would create a utility room and wc at ground floor level with a front elevation window alongside a dining room to the rear served by a rear elevation window. At first floor level would be a bedroom towards the rear with a rear elevation window and ensuite towards the front with a front elevation window. There would be a new obscure glazed bathroom window on the front elevation to replace the existing window which is currently located on the side elevation. Proposed materials include tiles and brickwork, both to match existing.
- 7.4 The proposed extension would not be set back behind the existing front elevation wall, nor would the ridge line be set down as specified in the Havant Borough Design Guide. Despite this, in this particular case, the terrace character of the area generally comprises level front facades. In addition, the extension proposed would not be particularly wide in comparison to the host dwelling and therefore would still appear subservient in appearance. The pitched roof form would reflect that of the existing roof and surrounding properties and materials would be in keeping with the host dwelling. Whilst the extension would slightly unbalance the pair of properties, the impact of this is not deemed to be harmful to the streetscene. When considered within the context of the immediate surroundings, this extension is deemed to be acceptable in terms of impact on the character of the area.
- 7.5 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

- 7.6 To the west of the application site is no 2 Weyhill Close which is the adjoining property which forms the other half of the pair. The proposed extension would be sited on the far side of no 1 and therefore would not impact the amenity of this property.
- 7.7 To the east of the application site is no 121 Botley Drive. The rear garden of no 121 backs on to the side elevation of the proposal site - the proposed two storey extension would therefore be sited adjacent to the end of the rear garden of no 121. The extension would not include any windows to the side elevation, therefore overlooking would not be an issue. The Havant Borough Design Guide states that where a dwelling faces a blank gable, a minimum of 10 metres separation distance is required. In this case the distance is approximately 13.3 metres. Whilst the separation distance is not vast, the minimum requirement has been met. There is an existing outbuilding located at the end of the garden at no 121 and the extension is not judged to result in harmful overbearing or overshadowing impact to no 121.
- 7.8 To the rear of the site are the rear gardens of properties located along Botley Drive and Rownhams Road. Whilst the proposal would result in an additional window at first floor level, there are already two bedroom windows at first floor level at the property. The additional window would not offer any increased direct views and therefore is deemed to be acceptable in terms of impact upon neighbour amenity.

7.9 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.

(iv) Flood risk

7.10 This application site is within Flood Zone 3 meaning the site is at high risk of flooding. A flood mitigation document has been submitted with this application stating mitigation measures to be used - this shall be included in the approved documents .

(v) Parking

7.11 This proposal would result in 1 additional bedroom bringing the total bedroom number to 4. As per the Hvant Parking SPD a property with this bedroom number would require 3 parking spaces on site. A parking plan has been provided which shows 3 spaces could be accommodated for on the existing front driveway.

(vi) CIL .

7.12 This proposal would result in less than 100m² additional floorspace and is therefore not CIL liable.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/21/00694

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:

101 Block and location plan uploaded on the 28.06.2021
401B Proposed ground and first floor uploaded on the 28.06.2021
501B Proposed elevations uploaded on the 28.06.2021
Flood measures plan uploaded on the 28.06.2021

Parking Plan uploaded on the 03.08.2021

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.