
Site Address:	2 Medstead Road, Havant, PO9 2BL		
Proposal:	Two storey side extension with car port.		
Application No:	APP/15/01028	Expiry Date:	12/11/2015
Applicant:	Miss R Thompson	Team:	Team 1
Agent:	Mr D P Manns	Case Officer:	Sally Smith
	D M Designs		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is an end of terrace property with space, 3.5m in width, to the southern side. To the southern side are the rear gardens of houses that front Blendworth Crescent which are 25m in depth. There is a hardstanding to the front.

2 Planning History

None, although a conservatory has been built on the rear.

3 Proposal

- 3.1 The proposal is for a two storey side extension 7.167m deep by 3.75m in width. On the ground floor a carport is proposed with bedroom accommodation above. The extension is 0.4m off the side boundary. It is a hipped roof extension in matching materials, the front wall of which would be flush with the frontage of the existing house. There are two side windows in the first floor side elevation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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: 15

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: Two

Summary:

1. Car port will be out of place
2. Concern over the number of vehicles associated with the property and where they will all go.
3. Will close in view of resident opposite and restrict available light.

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The proposed extension reflects the design of the existing property and the central dwellings within the terrace in respect of the materials and hipped roof design. A front recess would have been preferable to match the set back that exists from the frontage of the existing house to the central properties of the terrace. However, other properties in Blendworth Crescent have also extended in a style that provides an extension that is flush with the original property. It is therefore considered that there is not significant harm to the street scene from the design of the extension and the relationship with the existing property to warrant refusal. On the matter of the car port proposed it is not considered to represent a feature that is detrimental in harm to the streetscene. The proposal is therefore considered acceptable under the provisions of policy CS16.

(iii) Impact upon residential amenity

A neighbour has questioned the impact on their view but this is not a planning consideration. Furthermore the distance from the dwelling on the opposite side of the road is considered sufficient and the proposal results in a similar front to front relationship between itself and the dwelling opposite as between other dwellings in Medstead Road. The extension does include two first floor side windows but these are at a distance of 25m from the rear of the properties in Blendworth Crescent; those properties being flats that do not have the same private amenity as family dwelling houses in respect of private gardens. The distance is also within the requirements of the back to back distance required under the Borough Design Guide. In this respect the proposal for the first floor windows is considered acceptable. The proposal is considered to meet the requirements of CS16 in this regard.

(iv) Other Matters

A sewer is evident from our records in close proximity to the rear of the dwelling and the agent is being advised. Representations raise concern about the level of parking associated with the dwelling but this is not a matter directly of relevance to the extension proposed. If there is thought to be an issue with a business being run from the property then this is a matter to be raised as an enforcement complaint. The local councillor has been so advised. With respect to parking provision, 2 spaces would be required and a condition is proposed.

8 Conclusion

For the arguments set out in this report the application is considered acceptable.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01028 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Thompson 01A 1 of 2
Thompson 01A 2 of 2
1:500 Block Plan

1:1250 Site Plan

Reason: - To ensure provision of a satisfactory development.