
Site Address:	178 Blendworth Crescent, Havant, PO9 2BH		
Proposal:	First floor side extension.		
Application No:	APP/15/01246	Expiry Date:	06/01/2016
Applicant:	Mr Prior	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Bee Crawford
	Martin Critchley, Architect		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terraced property, situated away from the highway beyond an area of amenity land. It has a brown tiled pitched roof and elevations of red multibrick. The site is level and the front access is shared with the neighbour at number 176, with rear access via a garage court. The rear garden has a patio, grass and an area of tarmac and is enclosed with 1.8 metre high fencing to all boundaries and metal gates to the garage court.
- 1.2 The adjoining two storey terraced property is to the north east, a two storey end of terraced property and garage court is to the north west and the gardens of properties in Fair Oak Drive are to the rear. The area is of medium density of two storey terraced houses 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 first floor side extension over the existing single storey addition. It is 3.1 metres in width, narrowing to 2.2 metres to the front for a depth of 1.5 metres, 6.2 metres in depth with a pitched roof to an eaves height of 4.7 metres and a ridge height of 5.9 metres to the front section and 6.9 metres to the rear section.

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

Environment Agency

The Environment Agency has no objection to the proposed development as submitted.

Pollution Prevention

All precautions must be taken to avoid discharges and spills to the ground both during and after construction. For advice on pollution prevention measures, the applicant should refer to our guidance 'PPG1 – General guide to the prevention of pollution', which is available on our website at [Pollution Prevention Guidance](#).

In the event of a pollution incident, all works should cease immediately and the Environment Agency should be contacted via the incident hotline 0800 807060

NB: Informative recommended.

Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

'A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW, (Tel: 0330 303 0119) or www.southernwater.co.uk.'

Please note:

1. No construction works parallel to the sewer within 500mm.
2. No new soakaways should be located within 5 metres of a public sewer.
3. All other existing infrastructure should be protected during the course of construction works.

Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

NB: Informative recommended.

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: 5

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 Due to the siting of the property, the proposal would be only partially visible from Blendworth Crescent and Fair Oak Drive. It is set back from Blendworth Crescent by 40 metres and 30 metres from Fair Oak Drive and it is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The development, together with the existing extensions would result in a generous increase to the volume of the property, although it is considered the design of the new first floor element will be more appropriate with the property than the existing single storey addition.

7.4 For the extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide which recommends subservience to the main dwelling, set back from the building line with 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. The extension is 0.7 metres back from the front of the property and set in by a further 1.5 metres with the maximum ridge height 0.7 metres below that of the main roof. Whilst it is to be built close to the boundary, it is end of terraced, immediately adjacent to a block of garages, only partially visible from the highway and the side aspect of the neighbouring property is situated at right angles to the application site. It is therefore deemed the design and appearance of the proposal is appropriate in context to the main building, meeting the requirements of policy CS16 of the HBLP (Core Strategy). and is therefore considered to be acceptable.

(iii) Effect on neighbouring properties

7.5 There are no windows in the front elevation of the proposal which is set back from the

building line and one small window in the side elevation which faces the neighbouring property at number 176 Blendworth Crescent. The plans show this window serves an en-suite and a condition is recommended for the window to be obscure glazed and non-opening unless the parts of the window to be opened are 1.7 metres above the floor level of the room. There is a small first floor side window in the side elevation of the neighbouring property, although it is considered there would be no loss of outlook as it overlooks the garage court.

- 7.6 Whilst there is a window in the rear elevation of the proposal, it is in addition to existing rear first floor windows. The rear elevation is 12 metres from the boundary and approximately 30 metres from the property to the rear in Fair Oak Drive. It should also be noted that there is no increase in the existing footprint of the property and the proposal does not extend any closer to the neighbouring properties of the application site.
- 7.7 No objections were received regarding the scheme and it is therefore considered that the proposal is unlikely to appear overbearing and the impact on adjacent properties would be negligible, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

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/15/01246 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the window in the first floor on the south west elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and

retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 1571-101B	Location and block plan
Drg No. 1571-201B	Existing ground and first floor plan
Drg No. 1571-301B	Existing elevations plan
Drg No. 1571-401C	Proposed ground and first floor plan
Drg No. 1571-402O	Existing and proposed roof plan
Drg No. 1571-501B	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.