
Site Address:	25 Blackdown Crescent, Havant, PO9 5AZ		
Proposal:	Demolition of existing outbuildings and construction of new single storey attached garage to side; dormer window to first floor side elevation.		
Application No:	APP/15/00779	Expiry Date:	20/10/2015
Applicant:	Mr I Wilde	Team:	Team 2
Agent:	Mr I MacDonald	Case Officer:	Emma Chisnall
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

25 Blackdown Crescent is a small semi-detached two storey brick house with a tiled roof in a relatively high density residential area. There are multiple dwellings opposite and around No 25 that have built similar extensions which is evidence of a demand for additional parking and would help the proposal look in keeping with the rest of the immediate area.

There is no current parking available on the curtilage of the dwelling but there is an area outside of the dwelling which provides parking near the house. The proposed extension is relatively modest and will mean there is a limited loss of available space within the properties boundary.

2 Planning History

None

3 Proposal

Demolition of existing outbuildings and construction of new single storey attached garage to side; dormer window to first floor side elevation.

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Design Guide Dec 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: 8

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) Impact upon the character of the area
- (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. The proposal is a logical addition to make to the dwelling and the design is supported by multiple other examples within the area.

(ii) Impact upon the character of the area

This proposal would be in keeping with the character of the area and will bring the current dwelling up to the same size as others in the area.

(iii) Impact upon residential amenity

The proposal will extend the side elevation but should not impact amenity of the nearest neighbour at No 23. The window which is currently in position at the top of the storey is clear glazed but wouldn't have a view from it so therefore would not cause any loss of privacy or overlooking to No 23.

8 Conclusion

The size, proposal and location are suitable for this site and therefore can be recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT**

PERMISSION for application APP/15/00779

(A) 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:

Location Plan Ref: 00069693-70BB73

Block Plan: Plan Ref: 00069692-1CF485

Proposed Ground Floor Layout Plan: DRG 101 Rev 0

Proposed Front and Rear Elevations Plan: DRG 102 Rev A

Side Elevation: DRG 103 Rev A

Proposed & Existing Section A-A Plan: DRG 104 Rev 0

Reason: - To ensure provision of a satisfactory development.