
Site Address:	42 Westways, Havant, PO9 3LN		
Proposal:	Two storey side extension and single storey rear extension.		
Application No:	APP/15/01069	Expiry Date:	14/12/2015
Applicant:	Mr K Bagley	Team:	Team 1
Agent:	Mr P Davey	Case Officer:	Rachael McMurray
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the corner of Westways and Almond Close. It comprises a semi-detached dwelling, two-storey of brick and tile construction. It has a small garden at the front enclosed by a low brick wall. This extends along the side elevation and increases in height to 1.8m around the rear garden. There is a garage at the rear with a parking space in front. This is accessed from Almond Close.

2 Planning History

None relevant

3 Proposal

Two storey side extension and single storey rear extension.

The two-storey extension would feature a pitched roof and be subservient to the main dwelling in terms of height and width. It would extend out to the side boundary with Almond Close, with a set back distance of 0.8m. It would not extend past the rear elevation at two-storey level. The front elevation would be set back by 1m at first floor level.

The single storey rear extension would extend out by 4m from the main house and the rear of the proposed two-storey, side extension. It would feature a mono pitch roof.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required

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: 2 x objections. A summary of the points raised is provided below.

- i. An increase in bedrooms from three to four may result in more cars being parked on the road.
- ii. The extension should be adequately damp proofed.
- iii. Dust should be minimised
- iv. Massing is inappropriate.
- v. Issues with contractor vehicles.

Officer Note - the potential issue of contractor vehicles is not a planning consideration as it is for a temporary time only. The issue of potential dust would be controlled by Environmental Health. Damp proofing and other structural details would be covered at Building Regulations stage.

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 the design and impact upon the streetscene
- (iii) Impact upon neighbouring properties
- (iv) Parking considerations

- (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) Appropriateness of the design and impact upon the streetscene

Both extensions would feature pitched roofs and would be suitably subservient to the main dwelling. They would include sympathetic fenestration and matching materials. Overall the design is appropriate and therefore complies with Policy CS16 of the Local Plan.

The extension would be highly visible within the streetscene due the corner location of

the site. Concern has been raised that the massing of the two-storey extension is inappropriate. However as the height of the extension would be set down from the main ridge and set back from the front elevation, this achieves a degree of subservience. As such, it is considered that on balance, the massing is appropriate. The chamfered edge would only be 1m in width and would be at single storey level only and therefore not considered particularly noticeable. It is considered that the overall design would not form an incongruous feature or harm the visual amenity of the streetscene.

(iii) Impact upon neighbouring properties

The two-storey extension would have minimal impact on neighbours due to its corner position. The rear extension would extend along the shared boundary with No. 44 however, these neighbours have an extension in situ of a similar depth and therefore the impact would be minimal in terms of loss outlook or amenity.

(iv) Parking considerations

The proposal would increase the number of bedrooms from three to four. In accordance with the Council's adopted parking standards, three parking spaces are required. Two spaces are provided already. There is potential to provide an extra parking space on the site, either on the front garden area or possibly at the rear. A condition to provide three spaces prior to the development being brought into use could be attached to ensure the delivery of the third parking space.

8 Conclusion

The proposal is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01069 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 The development shall not be brought into use until a minimum of three 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 - P1

Proposed block plan - P2

Existing elevations - P3

Existing GF Plan - P4

Existing FF plan - P5

Proposed elevations and floor plans - 367/14/01

Reason: - To ensure provision of a satisfactory development.