
Site Address:	29 Blenheim Gardens, Havant, PO9 2PN		
Proposal:	Two storey rear extension.		
Application No:	APP/16/00325	Expiry Date:	26/05/2016
Applicant:	Mr & Mrs Morton		
Agent:	Mr Hodges	Case Officer:	Bee Crawford
	GOS Architecture		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached two storey property with an integral garage. It has a brown tiled pitched roof with a catslide feature and a side dormer and elevations of red multibrick, painted render and tile hanging. The site is level and open to the front with vehicular access and an area of grass. The rear garden is mainly laid to lawn with a patio area, shrubs and a shed, enclosed to all boundaries by 1.8 metre high fencing.
- 1.2 To the east and west are detached two storey properties of a similar design, with number 31 being set back. A pair of two storey semi-detached properties are opposite and the rear gardens of properties in Marlborough Park are to the rear. The area is of low to medium density with two storey detached and semi-detached properties of a similar age and similar and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

Two storey rear extension.

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

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: 3

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 and impact on the streetscene
- (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 and impact on the streetscene _

7.3 The proposal is for a two storey infill addition to the rear and eastern side elevation incorporating the extension of the existing dormer and would be partially visible from the public realm, with the property being situated approximately 5.8 metres from the highway. The development would result in a modest increase in the volume of the original property and would regularise the appearance of the rear aspect. It is noted a similar development has been carried out to the neighbouring property at number 27 Blenheim Gardens. The design and appearance of the proposal is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposed addition would not extend beyond the existing side or rear elevations of the property, infilling the area to the eastern elevation of the dwelling, retaining the existing distance to the boundary. There is one new window in the dormer extension which shows to serve a bathroom and a condition is recommended for the window to be obscure glazed. It is considered unlikely that the new window would cause any

additional overlooking into the garden of number 31 Blenheim Gardens, as this property is set back from the application site and the new window would be further away than the existing first floor windows in the rear elevation of the application site. It is also noted there are no first floor side or roof windows on the western elevation of the neighbouring property.

- 7.5 The back elevation of the proposal would be in line with the existing rear of the house, approximately 11 metres from the rear boundary of the application site, and the properties to the rear are considered to be a sufficient distance away for any impact to be negligible. The extension is situated thus that any bearing on the neighbouring property at number 27 Blenheim Gardens would be marginal.
- 7.6 It is therefore considered that the proposal is unlikely to appear overbearing or lead to harmful overlooking and the impact would be deemed to be minimal on the properties immediately adjacent and to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received for the scheme.

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 Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00325 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 hereby permitted the new window in the side dormer extension facing east shall be fitted with 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:

Location plan

Proposed block plan

Drg No 0162-01 Existing ground floor plan

Drg No 0162-02 Existing first floor plan

Drg No 0162-03 Existing elevations and section plan

Drg No 0162-04-B Proposed ground floor plan

Drg No 0162-05 Proposed first floor and roof plan

Drg No 0162-06 Proposed elevations and section plan

Design and access statement March 2016

Reason: - To ensure provision of a satisfactory development.