
Site Address:	46 Battens Way, Havant, PO9 2DY		
Proposal:	Part single storey and part two storey side extension.(Revised application).		
Application No:	APP/15/00693	Expiry Date:	17/08/2015
Applicant:	Mrs Chivers	Team:	Team 1
Agent:	Mr I Marshall	Case Officer:	Stephen Andrews
	Ian Marshall		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application property is a two storey semi-detached dwelling of buff brick construction with pitched, tiled roof. There is off road parking to the front with most of the garden space for the dwelling to the side.

The dwelling sits at the entrance of a small cul-de-sac off of the main road of Battens Way. The cul-de-sac is made up of two pairs of semi-detached dwellings on both sides of the cul-de-sac entrance, whilst the remaining dwellings within the cul-de-sac are single storey terraced bungalows.

The main road of Battens Way is made up of two storey semi-detached and terraced dwellings, similar in architectural style and appearance. The gable end of 46 Battens Way faces the main road.

2 Planning History

APP/14/01167 - Two storey side extension. Approved - 06/02/2015

3 Proposal

The proposed application is a variation of extant planning permission APP/14/01167 and seeks to erect the approved two storey extension, but now includes a small single storey addition to the side identified as a utility and w.c.

The two storey side extension has the same dimensions as that of the extant permission: 4.5m in width, 7.3m in depth, 4.8m to eaves height and 7.9m to ridge height, to match that of the host dwelling.

The two storey extension would be set in 5m from the side boundary; adjacent to the main Battens Way road and 5m from the stepped in boundary shared with 44 Battens Way.

The single storey addition would extend from the proposed two storey extension and measure 2.8m in width, 2.2m in depth, 2.6m to eaves height and 3.5m to ridge height. The single storey extension would be set some 2m in from the side boundary of the site.

It is noted that three trees are shown on the site plan, with one to be removed.

However, it was observed on the officer site visit that all three trees had now been felled.

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - No objection

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

(i) Principle of development

The site is within the urban area of Havant, therefore the proposed development is acceptable in principle subject to satisfying the criteria of the policies listed in section 4 of this report.

It is pertinent to note that the two storey extension has been granted planning permission from the local planning authority under reference APP/14/01167 and is currently extant. Therefore the main assessment of the development relates to the inclusion of the single storey addition to the side.

(ii) Impact on the character and appearance of the area

The development, as proposed, has been designed to reflect the scale and built form of the host dwelling. It was observed that the same approach had been adopted on the two storey side extension carried out on the semi-detached dwelling opposite (74 Battens Way). Although it is considered that the dwellings do not have the same

relationship with the main Battens Way street scene.

The current proposal would see the gable end of the dwelling extended towards the main Battens Way frontage, giving the dwelling more prominence within the street scene. It is however noted that there would be a 5m set back from the side boundary. This set back would be in line with the general building line found along this side of Battens Way. The introduction of the modest single storey addition, closer to the side boundary would not alter this conclusion due to its modest height and depth.

It would be normal practice to seek a subservient form of extension to the side of a dwelling, particularly that of a two storey property. However, as mentioned above this approach has not been adopted in a similar scheme immediately opposite the site. In this instance, having regard to the built form along Battens Way, which includes both semi-detached and terraced dwellings, it is considered that the extension as proposed would be more suitable. The extension would retain the prevailing built character and form of the area whereas a subservient extension would be more likely to stand out and detract from the general uniformity prevalent along Battens Way. In this instance it is considered that the premise of each application must be assessed on its own merits stands and that it would not be appropriate to impose a reduced addition.

The inclusion of the small utility extension to the side, would largely be screened by the close boarded fencing to the front and side, however by reason of its scale it would not have a significant presence within the streetscene in any event.

The development would therefore accord with the principles and objectives of policy CS16 of the Havant Borough (Core Strategy) Local Development Framework 2011.

(iii) Effect on the neighbouring properties

The two storey side and single storey side addition would be positioned some 22m from the dwellings to the west (flank elevation to front elevation), 40m from those opposite (to the north) and 15m from the dwelling to the rear (44 Battens Way - rear to flank relationship).

Having regard to the built relationship between the extensions and existing dwellings, separation distances between the proposal and neighbouring dwellings and the fact that the first floor rear window would serve a bathroom it is not considered that the development would allow for unacceptable levels of overlooking, loss of privacy, overbearing effect, loss of light or overshadowing.

The development would therefore accord with the principles and objectives of policy CS16 of the Havant Borough (Core Strategy) Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/15/00693

(A)

(B) 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 first floor rear facing window on the south elevation shown as an en-suite bathroom on drawing 2, Rev.B and drawing 3, Rev.C, hereby approved shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4. Any openings in the window shall be high level, a minimum of 1.7m above finished first floor level.
Reason: In the interests of the amenities of the occupiers of 44 Battens Way and having due regard to policy CS16 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 - 1:1250 date stamped 22 June 2015
Site Plan - 1:500 date stamped 22 June 2015
Drawing No. 1, Rev.A - date stamped 22 June 2015
Drawing No. 2, Rev.B - date stamped 22 June 2015
Drawing No. 3, Rev.C - date stamped 22 June 2015

Reason: - To ensure provision of a satisfactory development.