
Site Address:	65 Beaufort Road, Havant, PO9 3HT		
Proposal:	Construction of two storey rear extension.		
Application No:	APP/15/00384	Expiry Date:	03/06/2015
Applicant:	Mrs A M Gibbs	Team:	Team 1
Agent:		Case Officer:	Heather Lealan
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No.65 is a two storey semi-detached dwelling house located on the western side of the road. The adjoining dwelling has been extended to the rear by means of a single storey extension. The application site has an enclosed rear garden and an integral garage and driveway for the parking of cars.
- 1.2 The dwellings to the east of the site No's 80 and 82 Bedhampton Road have an extant permission, APP/12/00913, for 2No pairs of 3 bed semi-detached houses.

2 Planning History

03/69110/000

Demolition of existing garage and erection of two storey extension to the side (south) elevation of the dwelling.

3 Proposal

- 3.1 The proposal is for a two storey rear extension that presents a gable end element to the rear with a maximum ridge height of 6m, a width of 5.25m and a depth of 1.8m it is pulled back from the shared boundary with the adjoining neighbour by 2.2m (approx).

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)

The Borough Design Guide SPD

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer
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: None

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 streetscene
- (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.

(ii) Impact upon the streetscene

The two storey rear extension is of typical design and is subservient to the main dwelling house. The development would only be readily visible from the south of the plot and so long as matching materials are used would not be a detriment to the visual amenities of the streetscene. Therefore it is considered that the development would accord with Core Strategy policy CS16 (c) in this regard.

(iii) Impact upon residential amenity

The two storey extension is pulled back from the boundary shared with the adjoining dwelling by 2m and as such any negative impact created by the proposal is negated by this separation distance and the moderate depth of the proposal of 1.8.

The new dwelling to the south of the site are also located sufficient distance from the proposal so as not be detrimentally impacted to an unacceptable extent. The window shown at first floor level in the southern elevation serves a bathroom and should be conditioned to remain as obscurely glazed.

Therefore it is considered that the development would accord with Core Strategy policy CS16 (c) in this regard.

8 **Conclusion**

It is considered that the proposal is acceptable in terms of compliance with adopted local and national planning policy and should be permitted subject to the planning conditions listed below.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00384 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:

Block plan layout received licence no.100041040 8 April 2015
Proposed elevations rev A received 18 May 2015
Proposed Layout Plan rev A received 8 June 2015

Reason: - To ensure provision of a satisfactory development.
- 4 The bathroom window at 1st floor level in the southern elevation of the building shall:-
(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times;

and;
ii) 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.

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 2012.