
Site Address:	156 West Street, Havant, PO9 1LP		
Proposal:	Single storey rear extension.		
Application No:	APP/13/01274	Expiry Date:	28/02/2014
Applicant:	Mr Turner	Team:	Team 1
Agent:	Mrs Nash	Case Officer:	David Eaves
	Thorns-Young Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a two storey semi-detached Victorian house on the north side of West Street. The property has dark brickwork with contrasting red/orange bricks. The property is similar to several others and most have rear outshoot extensions. The site lies in the Brockhampton Conservation Area.

2 Planning History

08/72609/001 Conversion of roof space to include side and rear dormer windows and side, rear and front roof lights. Permitted Oct 2008

07/72609/000 Side and rear dormers. Refused Jan 2008

3 Proposal

Single storey rear extension.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Conservation Officer:

Comments based solely on desktop assessment. This unlisted building is situated in the Brockhampton Conservation Area. The application property forms one of a group of large Victorian Villas. The extension is situated to the rear, which appears to be landlocked and from which there are no public views. Based on the street plan the villas appear to be of consistent form with

very typical shared single storey pitched roofed outhouses. The proposed addition breaks this rhythm and creates a disjointed and rather crude relationship between the outhouse and extension. I consider the extension to be of poor design. Its impact on the wider conservation will however be negligible given its containment by adjacent buildings and gardens. It is only for this reason that I raise 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: 15

Number of site notices: 1

Statutory advertisement: 10/01/2014

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) The impact on the character and appearance of the Brockhampton Conservation Area and the existing building
- (iii) The impact on the residential amenities of neighbouring properties

(i) Principle of development

7.2 The site lies within the built up area where residential extensions are considered acceptable in principle.

(ii) The impact on the character and appearance of the Brockhampton Conservation Area and the existing building

7.3 The proposed single storey extension is located to the rear of the property. There are no wider public views into the site and the proposal is not considered to materially affect the character and appearance of the Conservation Area. Whilst the extension would contrast with the existing form of the building and lead to an difficult abutment between the flat roof and the pitch roof of the rear outshoot. It is considered that subject to the use of suitable materials the extension would be acceptable and would not warrant the refusal of planning permission on design grounds.

(iii) The impact on the residential amenities of neighbouring properties

7.4 The main impact from the proposal would be on No.154 to the east. The extension is relatively tall (approx 3.35m wall height). It is however set off the common boundary by approximately 1.8m. The boundary itself is marked by a brick wall approx 1.6m - 2m in

height. No. 154 has a rear window and some small windows facing in the rear outshoot. The outshoot windows are set off the common boundary. No windows are proposed in the east facing elevation of the extension. It is not considered that the proposal would have an unacceptable impact on the neighbours residential amenities.

- 7.5 The property to the west No. 158 is screened by the pitched roof outshoot and there is not considered to be any significant impact to this property from the extension.

8 Conclusion

- 8.1 In conclusion, it is considered that the proposed extension would have a limited and acceptable impact on the character and appearance of the Conservation Area and the existing building. The impact on neighbouring properties is considered acceptable. Permission can therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01274

(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 brickwork 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east facing elevation of the extension hereby approved without the prior written approval of the Local Planning Authority.
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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - Serial number: 00084000

Site Plan - Reference: O1648863

Existing Elevations and Floor Plans, Proposed Elevations and Floor Plan, Roof

Plan and Section - Drawing Number 6183.13

Reason: - To ensure provision of a satisfactory development.