
Site Address:	25 Overton Crescent, Havant, PO9 4QH		
Proposal:	Single storey front extension.		
Application No:	APP/14/00596	Expiry Date:	31/07/2014
Applicant:	Mr & Mrs Ray	Team:	Team 2
Agent:		Case Officer:	Stephen Cantwell
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

This is an end-of terrace house, one of four. Development dates from mid 1950s and there is marked homogeneity of design in the street. The terrace of four are identical, each with a small cantilevered concrete canopy above the entrance door. Original windows have been replaced in many cases, including the application site.

The front garden of 4.5m depth is laid to grass. Half of the front boundary is privet hedge and there is no dividing fence with the attached neighbour.

2 Planning History

None relevant

3 Proposal

A single storey front extension across the width of the house, with mono-pitched tiled roof. It would extend the sitting room and hallway.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

Core Strategies 2011 forming part of the HBLDF
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: 5

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 on neighbours and streetscene

(i) Principle of development

7.2 The site is within the defined built up area, where the principle of development is accepted, provided that it is satisfactory in detail, as considered below.

(ii) Impact on neighbours and streetscene

7.3 Although the proposal would be the first of this terrace to add a front extension, there is precedent for such development nearby at nos. 15, 17 & 18 Overton Crescent. Materials would match the existing and harmonise with the overall design of the building. In terms of neighbouring amenities, the modest depth (1.3m), would not appear overbearing to the attached no. 27, nor would it impinge a 45 daylight angle at the centre of its main front window, which is separated from no 25 by its hallway. Accordingly the proposal is acceptable in terms of streetscene and neighbouring amenities.

8 Conclusion

The application is recommended for conditional approval; time, materials and approved plans.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00596, 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:

Site Location Plan OS 1:1250
4042/500 Site layout
4042/2 Rev B Floor plan
4042/4 Elevations
4042/5 Section
4042/200 Roof plan

Reason: - To ensure provision of a satisfactory development.