
Site Address:	16A Beechworth Road, Havant, PO9 1AX		
Proposal:	Two storey side extension. New pitched roof to replace existing flat roof.		
Application No:	APP/13/01038	Expiry Date:	17/12/2013
Applicant:	Mr & Mrs Connell	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Sally Smith
	Martin Critchley, Architect		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site involves a large detached house in the St Faiths Conservation Area. It is well set back from the road. On the south side of the dwelling is a flat roofed two storey side extension. To the south of the site is Glenhurst School and to the rear the top of the Hayling Billy trail.

2 Planning History

09/66503/003 - Two storey side extension and replacing flat roof to southern part of house with pitched roof. Permit 27/10/09

3 Proposal

- 3.1 The proposal is a resubmission of the 09 permission with some slight changes. Externally on the frontage the upper floor window has been reduced in width to match those in the upper floor of the main house; at ground floor a window is proposed rather than a french window. Internally there is some adjustment to the room divisions but the number and uses of rooms is the same.

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

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer - As this is a resubmission of an earlier permission and the physical characteristics of the area have not changed a formal consultation was not requested.

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: 6

Number of site notices: One

Statutory advertisement: 08/11/2013

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) Appropriateness of design
- (iii) Effect on the neighbouring properties
- (iv) Effect on the Conservation Area
- (v) Parking considerations

(i) Principle of development

7.2 The site is designated as being within a defined urban area in the Core Strategy and therefore, development is acceptable in principle subject to the implications of its design, layout, parking provision and effect on the Conservation Area.

(ii) Appropriateness of design

7.3 The proposed extension above the existing flat roofed garage is a logical extension to the existing two storey side extension. The proposed hipped roof is at the same pitch as the roof of the original dwelling. The roof is set back from the edge of the existing extension with a parapet wall to prevent any overhanging of the neighbouring property. The proposed extension and addition of a hipped roof is in proportion to the original dwelling and is considered to comply with the requirements of CS16.

(iii) Effect on the neighbouring properties

7.4 The proposed extension and hipped roof will be visible from Glenhurst School which is located to the south of the site, however the impact of the proposed development on Glenhurst School is considered to be limited due to the location of the extension to the north east of the School. The proposed extension does not incorporate any windows on the south elevation and will therefore not allow any overlooking of the school. the addition of a window to the south elevation in the future would lead to overlooking, therefore it is recommended that a condition removing the permitted development rights for the addition of windows to the south elevation be attached to the consent.

7.5 The proposed extension and hipped roof may be partially visible from the properties to the east and west, however it is not considered that there is any adverse impact. The

proposal is therefore considered to meet the requirements of CS16 with respect to neighbour impact.

(iv) Effect on the Conservation Area

- 7.6 The proposed extension and hipped roof will be visible from Beechworth Road, however the property is set back from the highway by approximately 27 metres and will therefore have a limited impact. There is also a number of mature trees and shrubs on either side of the drive which help to screen the property from the streetscene. It is therefore considered that the impact of the proposed extension and the hipped roof on the Conservation Area is acceptable. Indeed introducing a pitched roof is considered an improvement for the street scene and conservation area. The proposal is therefore considered to meet the requirements of CS11.

(v) Parking considerations

- 7.7 Due to the dwelling's large set back from the road there is adequate parking to serve the enlarged dwelling on the site.

8 Conclusion

- 8.1 The proposal is considered acceptable for the reasons set out above, and planning permission is recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01038 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 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 south elevation of the development 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 0928 201
Block Plan 0928 202
Existing Plans 0928 101B
Existing Elevations 0928 401A
Proposed Plans 0928 311A
Proposed Elevations 0928 411A
Roof plans 0928 302B

Reason: - To ensure provision of a satisfactory development.