

---

|                   |                               |               |              |
|-------------------|-------------------------------|---------------|--------------|
| Site Address:     | 5 New Lane, Havant, PO9 2JJ   |               |              |
| Proposal:         | Single storey rear extension. |               |              |
| Application Type: | Full Planning Permission      |               |              |
| Application No:   | APP/24/00717                  | Expiry Date:  | 24/10/2024   |
| Applicant:        | Mr Robinson                   |               |              |
| Agent:            |                               | Case Officer: | Robert Riley |
| Ward:             | St Faiths                     |               |              |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

- 1.1 The application site comprises of a detached two storey dwelling situated towards the south end of New Lane in Havant. The dwellinghouse is constructed of a mixture of pebbledash, facing brickwork and concrete tiles and is on a lower position of land when compared to the neighbouring dwelling to the north No 7. The dwellinghouse has an adequate amenity space to the front which features the provision of parking for two cars. To the rear the amenity space is extensive in size.
- 1.2 The application site is in an area that would be considered both urban and residential, with the character of the street featuring bungalows and two storey dwellings, with a variety of external material finishes.

## **2 Planning History**

02/52283/003 - First floor side extension over existing garage (re-submission)., PERM,20/12/2002

02/52283/002 - First floor side extension over existing garage., REF,11/04/2002

APP/18/00067 - Single storey rear extension., PERM,12/03/2018

## **3 Proposal**

- 3.1 Single storey rear extension.

## **4 Policy Considerations**

National Planning Policy Framework  
Havant Borough Council Borough Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

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

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

**5 Statutory and Non Statutory Consultations**

**Councillor Daniel Berwick**

No comments received

**Councillor Gillian Harris**

No comments received

**Councillor Phil Munday - St Faiths**

No comments received

**Developer Services, Southern Water**

The development site is not located within Southern Water's statutory area for water supply services.

Water for this development is provided by Portsmouth Water.

From the information received, we can see no evidence of the applicant using the existing foul connection and Surface Water scheme. If this is the case, Southern Water will need to be informed, until then we are unable to comment fully on this proposal.

**Arboriculturist**

There appears to be a large mature Holm Oak (based on your photos) in the adjacent garden that is unlikely to be negatively impacted on by the proposed development and it isn't subject to any statutory protection – TPO/CAT.

There are no other significant trees visible.

I raise no objection to this application.

**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: 3

Number of site notices: 1.

Statutory advertisement: Not applicable.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)
- (v) Arboriculture

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The works proposed to No 5 would be positioned to the rear of the dwellinghouse and would be completely screened from the public realm therefore protecting the character and appearance of the area from the streetscene of New Lane. Matching materials are proposed to be used which shall ensure the development looks in keeping to No 5. The works are proposed to be in line with the side elevation to the south and set in from the north which combined with the proposed single storey height and hip roof is considered to produce a development with a modest mass and bulk which achieves a subservient appearance on No 5. The works are therefore considered to result in a limited and acceptable impact on the character of the dwelling and visual amenities.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 The dwellings that have the potential to be impacted as a result of the development would be the adjacent neighbours to the north No 7 and to the south No 3a.

7.6 The works are proposed to be in line with the side elevation to the south of No 5 which would retain a separation distance of approximately 2m between the development and common boundary which complies with the Boroughs Design Guide and is considered to be acceptable. The works would be hipped away from the south and west elevation of the development which would soften the visual impact of the development further and coupled with sufficient screening in place between the neighbouring dwelling the impact caused is considered to be limited. The works are also to the north of No 3a and as such light levels are considered to be protected as a result and the development is considered to be acceptable. A window is proposed in the existing side elevation of No 5 and complies with Permitted Development Rights meaning that planning permission is not required to carry out this work.

7.7 The neighbouring dwellinghouse to the north No 7 is positioned on a higher level of

ground when compared to No 5 which would help reduce the visual impact of the proposed development. Although to the south of the dwellinghouse the works shall be set off the shared boundary by a minimum of approximately 1.5m and from being single storey in height and hipped away from the neighbouring dwelling the impact is not considered to be significant enough to warrant a refusal of planning permission.

- 7.8 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.9 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Arboriculture

- 7.10 Due to trees located to the rear of the dwellinghouse, the Council's Arboriculturist was consulted during the application process. The Council's Arboriculturist stated "*There appears to be a large mature Holm Oak (based on your photos) in the adjacent garden that is unlikely to be negatively impacted on by the proposed development and it isn't subject to any statutory protection – TPO/CAT. There are no other significant trees visible. I raise no objection to this application*". In light of these comments, this proposal is considered to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy 2011).

## 8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

---

## 9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00717

Subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.  
**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

SITE AND LOCATION PLAN: Uploaded 20 Sep 2024

PROPOSED GROUND FLOOR: Uploaded 20 Sep 2024  
PROPOSED ELEVATIONS: Uploaded 20 Sep 2024  
SECTION DRAWING: Uploaded 20 Sep 2024

**Reason:** - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

**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.