
Site Address:	7 Manor Farm Close, Havant, PO9 2DQ		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00494	Expiry Date:	23/08/2024
Applicant:	Mr Edenborough		
Agent:	June Grinstead	Case Officer:	Josephine Lacey
	Your Home Plans Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Manor Farm Close, Havant, is a two storey detached dwelling with a pitched roof and single storey rear extension with a mono-pitched roof. The elevations are brick and the roof is red tiled. Opposite the dwelling are fields with a public footpath running through them. There is a detached garage to the rear adjacent the southern boundary. Within the rear garden is a patio area and a grass area. The surrounding dwellings are of similar mass, scale and design.

2 Planning History

APP/14/00775 - Discharge of Conditions 24, 26 and 27 of Planning Permission APP/12/01222 (Part B - Outline permission for Copseys Nursery site), SPL,17/10/2014
APP/14/00986 - Discharge of Condition Nos. 8 and 26 of Full Planning Application APP/12/01222 (A) and Condition Nos. 10 and 28 of Outline Planning Permission APP/12/01222 (B)., PERM,31/03/2015
APP/14/01284 - Discharge of Condition No/s: (Manor Farm) (A) 19, 21, 23; (Copsey's Nursery) (B) 4, 5, 6, 7, 9, 16, 17, 22, 24 of Planning Permission APP/12/01222, PERM,31/03/2015
APP/15/00746 - Discharge of Condition No/s 24, 29 and 30 of Planning Permission APP/12/01222 for the outline application for Copseys Nursery for the erection of 100 dwellings with 65 open market units comprising 9No 5 bed, 22No 4 bed, 27No 3 bed and 7No 2 bed houses and 35 affordable units comprising 5No 4 bed, 19No 3 bed and 11No 2 bed houses, public open space, allotments, farmers/vegetable market building and car park. , SPL,10/11/2015
APP/19/00405 - Variation of Conditions 16 and 32 of Planning Permission APP/12/01222 relating to the amendment of the approved landscaping scheme resulting in the relocation of 12 No. trees from Poppy Way to an area of Public Open Space., WD,20/12/2019

3 Proposal

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

CS16
(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1
(Presumption in Favour of Sustainable Development)

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.

Portsmouth Water Company
No comments received.

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment
Officer Comment

No comments received.

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

(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 proposed rear extension would be an enlargement of the existing single storey extension, lengthening it towards the northern boundary, and with new, wider patio doors and a new window. There would also be an additional roof light. It would not be visible from the public realm as it is to the rear, and the design is considered subservient and in keeping. The materials would be to match existing, apart from the addition of aluminium framing to the proposed rear patio doors, which is considered acceptable.

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). 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 To the north is No.9 Manor Farm Close. This dwelling is around 6.5m from the north elevation of the proposed extension. In between the south elevation of the dwelling and the proposal is the detached garage of No.9. There would be no windows facing this neighbouring dwelling. Within this setting, it is considered that the extension would cause limited and acceptable impact on light, privacy and outlook.

7.6 To the south is No.5 Manor Farm Close. As the proposal is to the north of the existing rear extension and does not protrude further from the rear elevation, there is not considered to be any risk to light, outlook or privacy on this neighbouring dwelling as a result of the proposal.

7.7 To the west is No.52 Glenleigh Park. This dwelling would be around 25m from the rear of the proposed extension. As the proposal is single storey, it would be unlikely to have a detrimental impact on light, outlook or privacy to this neighbouring dwelling and any impact would be limited and acceptable.

7.8 Consequently, it is considered that the proposal will 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). It is noted no letters of objection were received with respect to the scheme.

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.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00494 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:

28 Jun 2024	A101	EXISTING AND PROPOSED
ELEVATIONS		
28 Jun 2024	A102	EXISTING AND PROPOSED FLOOR AND
ROOF PLANS		
28 Jun 2024	01	BLOCK PLAN
28 Jun 2024		LOCATION PLAN

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used 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.