
Site Address:	37 Great Copse Drive, Havant, PO9 5BZ		
Proposal:	Single storey front extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00379	Expiry Date:	25/07/2024
Applicant:	Mr Ainsley		
Agent:	Mr Potter	Case Officer:	Denise Sheath
	James Potter Associates		
Ward:	Leigh Park Hermitage		

Recommendation: **GRANT PERMISSION**

1 Site Description

37 Great Copse Drive is a two storey semi-detached dwelling situated centrally and to the west side of the cul-de-sac. The dwellinghouse is constructed of facing brickwork with hung tiles to the front first floor elevation and a beige brick porch fronting Great Copse Drive. The site is level, and the front is accessed by a footpath with vehicular access to the rear from Marvic Court. The property has adequate amenity space to the front, which is laid to lawn with a path leading to the front entrance door. The boundary treatment to the front consists of 1m brick wall. The area to the rear of the property is small compared to the front amenity space. The rear boundary treatment consists of an approximate 2m high brick wall with a hardsurfaced area leading to the garage entrance.

2 Planning History

APP/23/00977 - A front single storey extension although this is actually used as a rear elevation on this street.. REF - 28/03/2024

3 Proposal

Single storey front 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**

Not Required

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
This will make the house look substantially different to the adjoining semi-detached house. Light from porch which will be closer will causing a nuisance.	See section 7. The lights are located within the property, the use of these lights are not a planning consideration. Any nuisance cause by light should be report to Environmental Health.

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) Impact 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 An application was previously refused (APP/23/00977) for a front extension to the property. The previous application proposed a large front extension with a depth of 4.5m, a width of 10.7m, and eaves height of 3m with a maximum height of 3.5m. The proposal was refused for the following reason:

"The proposal would by reason of its siting and design result in an incongruous and prominent feature and have a significantly detrimental impact on the character and appearance of the locality and the visual amenity of the street scene. It is considered that if this proposal were to be permitted it would set an undesirable precedent for further similar proposals which cumulatively would further significantly harm the character and appearance of the frontages of Great Copse Drive. As a result, the proposal would be contrary to Policy CS16 of the Havant Borough Core Strategy (2011), the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework."

- 7.4 The current application proposal would replace the existing front porch area with a smaller scale single storey front extension, than that refused. The proposed extension would protrude further 0.5m in depth than the existing front porch. The proposal would therefore have a depth of 2m, a width of 7.4m spanning the width of the front of the property attaching to the existing front/side elevation of the garage. The proposed extension would protrude a further 0.5m in depth from the front elevation of the garage. The roof design is a hipped roof with an eaves height of 2.5m and a maximum height of 3.2m. The proposed materials include facebrick and roof tiles to match the existing property. These materials are considered to be in keeping with the context of the main dwellinghouse and the character of the area.
- 7.5 Due to the reduction in the scale of the proposal to that refused, on balance, the revised development is considered to have an acceptable impact upon the character and visual amenity of the streetscene, with the proposed extension only have a 0.5m greater depth than the existing porch, albeit across the frontage of the house, which mitigates its visual impact upon the character of the streetscene.
- 7.6 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) Impact on neighbouring properties

- 7.7 Whilst the proposed extension is clearly visible from neighbouring properties located directly to the front of the application site, it is considered that there would be no direct adverse impacts on these properties as a result of the development.
- 7.8 The proposed extension would protrude a further 0.5m than the existing porch along the shared boundary with the neighbouring property to the north (No.39 Great Copse Drive). However, it is not considered to have a harmful impact with regard to loss of light, overshadowing, outlook or loss of privacy to the amenities of the occupiers of this property. It is therefore considered the impact from the proposal upon this neighbouring property would be minimal and acceptable.

- 7.9 The proposed extension would protrude a further 0.5m than the existing garage along the shared boundary with the neighbouring property to the south (No.35 Great Copse Drive). The proposed extension would have a distance of 2.7m from the shared boundary and would mainly be screened by the existing garage within the application site and the neighbouring property. It is not considered to have a harmful impact with regard to loss of light, overshadowing, outlook or privacy to No 35 Great Copse Drive. It is therefore considered the impact from the proposal upon this neighbouring property would be minimal and acceptable.
- 7.10 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).

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/24/00379 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:

Application Form - Received 20 May 2024

Location and Block Plan - Drawing No.23039-PL-001 REV A - Received 30 May 2024

Existing and Proposed Ground Floor Plans - Drawing No.23039-PL-002 REV A - Received 30 May 2024

Existing and Proposed First Floor Plans - Drawing No.23039-PL-003 REV A - Received 30 May 2024

Proposed Elevations - Drawing No. 23039-PL-005 REV A - Received 30 May 2024

3D Visuals - Drawing No. 23039-PL-006 REV A - Received 30 May 2024

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.