
Site Address: 29 Hooks Lane, Havant, PO9 3HP
Proposal: Demolish existing conservatory and replace with single storey side extension. New 2m boundary treatment to front boundary.
Application Type: Full Planning Permission
Application No: APP/24/00522 Expiry Date: 03/09/2024
Applicant: Mr and Mrs Kerslake
Agent: Mrs Fox Case Officer: Denise Sheath
 Critchley Architecture and
 Design
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

29 Hooks Lane, Havant, is a two storey semi detached property constructed with red/brown brick with a red/brown clay hung tile to the front first floor elevation. The property has a pitched tile roof. The property benefits from a single storey flat roof integral garage (shown on the existing floor plans to be a 'Media' room to the southern side elevation with conservatory to rear, with a single storey flat roof extension located to the rear eastern elevation. The frontage of the property is laid to lawn with a block paved area leading to the entrance of the garage. The rear of the property has a rear patio area with the remainder of the rear garden laid to lawn. The rear and rear side boundary treatment consists of 1.8m close boarded wooden fencing. The front boundary treatment currently consist of a dwarf wall and shrubbery with a brick wall to the southern side boundary and a close boarded wooden fence to the north side boundary.

2 Planning History

None relevant

3 Proposal

Demolish existing conservatory and replace with single storey side extension. New 2m boundary treatment to front boundary.

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: 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) Parking

(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 first element of the proposal is for the existing conservatory located to the southern side elevation to be replaced with a single storey flat roof side extension. The proposed extension would retain the existing footprint (as the previous conservatory) with a width of 2.655m with a depth of 3.19m, the flat roof element would have a maximum height of approximately 2.9. The proposed extension would be constructed with brick work to match the existing property. It is not considered due to the location of the proposed extension that it would be readily visible or have a harmful impact upon the character of the streetscene or area.

7.4 The second element of the proposal is for the erection of a new boundary treatment to the south western front boundary. The new boundary treatment will be set back approximately 1m from the front boundary to allow for the retention of the existing flower beds. The proposed boundary treatment will consist of a brick wall with close boarded wooden fencing upon the top of the wall between brick piers. The piers, wall and fencing will have a maximum height of 2m. This element of the proposal would be visible from the streetscene of Hooks Lane and Woodstock Road due to the corner

location of the property. It is not considered the erection of the new boundary treatment would have a harmful impact to the character of the streetscene. It is noted that many corner plot locations within the immediate locality have boundary treatments of brick wall or fencing at a height between 1.8m-2m.

- 7.5 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

- 7.6 The proposed side extension would not be readily visible to the neighbouring properties to the front, rear or northern boundary, any impact upon these neighboring properties would be considered minimal and acceptable.
- 7.7 It is not considered that the proposed extension would have any additional impact upon the neighboring property to the south (No.1 Woodstock Road) than was already existing from the conservatory which is to be demolished. It is therefore considered that any impact upon this neighboring property would be considered minimal and acceptable.
- 7.8 It is not considered that the proposed boundary treatment to the front south western boundary of the property due to its location and distance from the neighbouring properties would have a harmful impact with any impact considered minimal and acceptable.
- 7.9 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.

(iv) Parking

- 7.10 Whilst the existing plans show the garage has been converted to a 'media' room previously, parking on site would allow for the parking of 2 cars which would meet the requirements of the Havant Borough Parking SPD for a three bed dwelling.

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/24/00522 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 09 July 2024

Site and Location Plan - Drawing No. 101 - Received 09 July 2024

Proposed Floor Plans - Drawing No. 401B - Received 09 July 2024

Proposed Elevations - Drawing No. 501B - Received 09 July 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.