
Site Address:	109 Fortunes Way, Havant, PO9 3LY		
Proposal:	Single storey side and rear extensions.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00300	Expiry Date:	29/05/2023
Applicant:	Mr and Miss O'Shea and Kaszubowska		
Agent:	Mrs Fox Critchley Architecture And Design (CAAD) Ltd	Case Officer:	Selina Donophy
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey, semi detached dwellinghouse located on the north side of Fortunes Way, Havant. Fortunes Way is located on a rise with some changes on land levels within the site. This property has a hipped roof with hanging tile and brickwork to the elevations. There is a detached garage located towards the rear of the property with a driveway running down the side of the property.

2 Planning History

None relevant

3 Proposal

Single storey side and rear extensions.

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 D Guest

No comment received

Councillor Liz Fairhurst - Bedhampton

No comment received

Councillor Mark Inkster

No comment received

Environment Agency

No comment received

Southern Gas Network

No comment 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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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
- (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 This proposal comprises single storey side and rear extensions . The proposed side extensions would be located down the east side of the property and would wrap around the north east corner of the dwelling. The side extension would be set back from the front porch elevation by approximately 2.3 metres and would have a width of 2.2 metres . This space would form a store with a garage door and would have a pitched roof which would have a ridge height of approximately 4 metres. The roof height would then step down to a flat roof with an average height of 3.2 metres approximately, reducing towards the rear . The extension would be located on the boundary line and would project beyond the rear elevation wall of the dwelling by 3.8 metres . The rear extension would be full width around the rear wall coming level with the western side boundary. The existing garage would be removed.

- 7.4 Internally to the rear of the store would be a utility room with a rooflight above followed by a bathroom and then a study to the rear and a kitchen area. The study would be served by a window to the rear elevation and the kitchen would be served by bi-fold doors with a rooflight in the roof above. Proposed materials include brickwork and render as well as roof tile to match existing.
- 7.5 The proposed extensions would be located at ground floor level and therefore would not have a significant impact on the streetscene. The proposed side extension would be set back and would be small in width - the roof would be generally in keeping with the host dwelling. The rear extension would be less visible from the public realm and is in keeping with other rear extensions in the area in terms of scale and appearance. Materials also would not be much different from materials used on the host dwelling and elsewhere within the street.
- 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) Effect on neighbouring properties

- 7.7 To the east of the application site is no 111 Fortunes Way. The proposed side and rear extension would come level with the shared boundary. There would be approximately 2.7 metres on the side of 111 separating the two properties. There is a door and two windows on the side elevation of no 111 however these are obscure glazed. The extension would have a reasonable height with the parapet roof, especially above the store towards the front and would bring the building line closer to no 111 by approximately 2.2 metres. Whilst this is noted, these windows are already obscure glazed and therefore are already somewhat limited in their outlook. The space down the side of the property is not a patio or type of private space that would be used for amenity purposes and therefore the impact is considered to be acceptable. The rear extension would not result in harmful overshadowing - this would not infringe on the 45 degree line taken from the mid point of the closest rear elevation window at no 111.
- 7.8 To the west of the application site is the adjoining property, no 107 Fortunes Way. This property already has a rear extension which projects by the same amount that the proposed extension at no 109 would. No harmful impact to the amenity of no 107 has been anticipated.
- 7.9 The rear garden would be approximately 16 metres in depth following construction of the rear extension and there are no properties located to the rear of the site.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.11 The block plan provided shows that two parking spaces could be provided for on the existing section of hard standing as the garage would be removed from the site and

the proposed extension would infill the space to the side of the property . This would meet the parking standards requirements.

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00300 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 uploaded on the 19.04.2023- materials
101 LOCATION & BLOCK PLAN
22096-501 C AMENDED PROPOSED ELEVATIONS
401B PROPOSED FLOOR PLANS

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.