
Site Address:	12 Chartwell Drive, Havant, PO9 2QB		
Proposal:	Proposed single storey front and side porch extension.		
Application No:	APP/20/00937	Expiry Date:	03/12/2020
Applicant:	Mr & Mrs McGilp		
Agent:	Mr Bessant	Case Officer:	Denise Sheath
	JB Architecture		
Ward:	St Faiths		
Site Visit Date:	04/11/2020		

Recommendation: **GRANT PERMISSION**

1 Site Description

12 Chartwell Drive, Havant, is a two storey detached dwelling with an attached garage to the rear east elevation. The property is constructed with brick with clay hung tiles to the first floor front and side elevations. The property has an access drive to the front east elevation leading to the garage.

2 Planning History

None relevant

3 Proposal

Proposed single storey front and side porch 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)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Biodiversity Information Centre - On site - Notable and/or protected species
- Pipistrelle Bat species roost. **Officer Comment:** The application is for a ground floor extension and is not considered to impact any bat roost.

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

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 proposal is for a single storey wrap around extension to the front and west elevation. The proposed extension will have a depth of 1.1m from the existing front entrance door which would be inline with the front protruding elevation of the property, a width of 3.4m and a further depth of 3.8m wrapping around the western front side elevation, the extension will have an eaves height of 2.8m and a maximum roof height of 3.5m, the materials to be used in the construction of the proposal would match the materials used in the construction of the existing dwellinghouse which will reduce any adverse visual impact.

7.4 The properties along Chartwell Drive consist of two storey dwellings of different designs and frontages, the proposal would not create a detrimental impact upon the streetscene.

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 proposal would not be readily visible to the neighbouring property to the east (No.14), therefore any impact upon this neighbouring property would be considered minimal and acceptable.

7.7 The neighbouring properties opposite have an excess of 20m distance from their facing elevations to the proposal any impact upon these neighbouring properties would be considered minimal and acceptable.

7.8 The neighbouring property to the west (No.10) will have a distance of 2.5m from the facing side elevation of the proposal, there is to be a window installed within the side facing elevation of the extension, this window would serve a w.c and shower room, a condition has been added to ensure the window is obscurely glazed to mitigate any concerns with regard to over looking, therefore any impact upon this neighbouring property would be considered minimal and acceptable.

- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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 scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00937 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:
Existing Floor Plans, Elevations, Site Location Plan - Drawing No. PL 3863.20 01
Proposed Floor Plans, Elevations, Site Plan - Drawing No. PL 3863.20 02
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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first use of the extension hereby permitted the W.C./Shower Room window on the ground floor on the elevation facing west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.