
Site Address:	344 Middle Park Way, Havant, PO9 5DS		
Proposal:	Single storey side extension.		
Application No:	APP/20/00829	Expiry Date:	17/12/2020
Applicant:	Mr Hill		
	Portsmouth City Council		
Agent:	Ms S Roseaman	Case Officer:	Joseph Toole
	Portsmouth City Council		
Ward:	Battins		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

344 Middle Park Way, Havant, is located to the south side of Middle Park Way. The application site is a two storey semi detached property comprising brown brick and concrete roof tiles. Vehicular access is from Middle Park Way with on street parking.

The property is located within a residential area with properties of similar style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/15/00571 - Remove existing fencing to side of property and replace with 2m in height close board panels., PERM, 17/07/2015

3 Proposal

Single storey side 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

Councillor Jo Lowe
No Comment.

Councillor Malc Carpenter

No Comment.

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 proposed development would involve a single storey side extension. It would have a width of approximately 2.7 metres, a depth of approximately 3.5 metres with a flat roof having a maximum height of approximately 2.7 metres.

7.4 The proposed development would have facing brickwork to match the existing with a bitumen flat covering roof. This is considered to be in keeping with the context of the main dwellinghouse and would be subservient in scale.

7.5 The proposed development would be visible from the street scene along Middle Park Way. Due the proposed extensions size and design it is not considered to have an adversely negative impact upon the street scene. The proposed side extension would involve the removal of a section of concrete path and the grassed area to the front/side of the property. The fence separating the front and rear gardens would be replaced and placed to the rear edge of the proposed extension. A gate would be reinstalled to ensure external access between the front and rear gardens is maintained. Overall, it is considered these works would be in keeping with the character of the area.

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 Along the front, side and rear of the proposed side extension there would be windows at a height of approximately 1.9 metres above floor level. Therefore, it is not considered to cause any overlooking to the surrounding properties. Furthermore, due to the proposed size, position and orientation of the development it is not considered to appear overbearing or result in the harmful loss of light to any of the neighbouring properties.
- 7.8 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00829

- 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:
Site Plan - 0006
Block Plan - 0006
Existing and Proposed Elevations - 0007
Proposed Floor Plan - 0009
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.