
Site Address:	10 Knox Road, Havant, PO9 1NP		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00841	Expiry Date:	27/11/2020
Applicant:	Mr Jones		
Agent:	Mr T Davies	Case Officer:	Denise Sheath
	Helyer Design Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

10 Knox Road, Havant is a semi detached two storey property, the property is constructed with red/brown brick, clay tiled render to the front elevation, and white painted render to the rear ground floor elevation, and a hung tiled roof. The property benefits from off road parking along the east side elevation with the availability of parking 2no. vehicles. The adjacent dwellings are in the main of two storey scale, but with a variety of designs and ages evident.

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

2 Planning History

3 Proposal

Single storey rear 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)

DM13 (Car and Cycle Parking on Residential Development)

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

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: 5

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) Adequacy of 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 proposal is for a single storey flat roof ground floor side/ rear extension, the extension will protrude approximately 7.1m from the east side elevation and spanning the width of the rear elevation (9.1m), the maximum height of the flat roof will be 3.2 from the ground floor level. The external appearance will be a light coloured painted render with a dark single ply roof. The proposal would be slightly visible from the street scene but would not create a harmful effect on the visual amenity or character of the streetscene.

7.4 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

- 7.5 The only neighbour to be potentially affected would be No. 8 Knox Road. This property will be mainly screened by the detached garage along the shared boundary within their own curtilage, as the extension would only be single storey in height, it is considered that the impact on this neighbour would be minimal and acceptable
- 7.6 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.

(iv) Adequacy of parking

- 7.7 The dwelling does benefit from off street parking with 2No. spaces available, the proposal would remove an existing garage/store along the eastern elevation, the existing garage/store has internal measurements of 2.3 width and 4.8m which would not meet the current parking standards for internal garage space, notwithstanding this the garage/store has not been used for this purpose and is set behind a fence. The proposal does not increase the number of bedrooms at the property therefore the loss of this outbuilding would not effect the current parking and would therefore be acceptable.

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/20/00841 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 02 October 2020
Design Statement - Received 02 October 2020
Location Plan, Existing Block Plan, Floor Plans and Elevations - Drawing No. 20094-01 Received 02 October 2020
Proposed Block Plan, Floor Plans and Elevations - Drawing No. 20094-02 Rev B Received 05 October 2020

Parking Plan - Received 12 October 2020

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.

- 4 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.