
Site Address:	11 Queen Annes Drive, Havant, PO9 3PG		
Proposal:	Single storey rear extension.		
Application No:	APP/20/01028	Expiry Date:	20/01/2021
Applicant:	Mr and Mrs Carter		
Agent:	Mr G Page	Case Officer:	Denise Sheath
	GRP Architectural Design		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Queen Anne's Drive, Havant, is a two storey detached dwelling constructed with brown brick, with a clay hung tiled frontage with white painted render to the first floor front elevation, east side elevation to the rear elevation. The property benefits from a integral double garage to the front elevation with a wrap around single story flat roofed side and rear extension.

The property location is on the corner with Queen Anne's Drive and Norman Way which is a predominant residential area, with properties of a two storey design many of which have been extended to the rear elevations.

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

2 Planning History

APP/17/00451 - Demolition of the existing dwelling and erection of 2No. detached 4 bed dwellings with associated access and parking. REF 23/06/2017
APP/19/00038 - Erection of 1No. 3bed dwelling with associated access and parking. [Note: Grampian Condition applies, contact LPA for details], PERM 12/09/2019
APP/20/00862 - Certificate of Lawful Development for proposed single storey rear extension. WD 21/10/2020

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)

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

Developer Services, Southern Water

Please be aware that the property is already built over an existing public surface water sewer. No further encroachment towards the public sewer than the line of the existing foundations will be allowed without consent from Southern Water.

Further, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

To make an application visit: developerservices.southernwater.co.uk and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part 3 of the Building Regulations:

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk by email at:

SouthernWaterPlanning@southernwater.co.uk

Office comment: Noted that an objection has been raised to the proposal and that it is for the applicant to approach SW for any necessary consent.

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 small extension to the existing single storey flat roofed rear/ side extension, the proposed extension would have a width of 1.165m a depth of 3.230m and a height of 2.8m, the proposal will include the installation of a roof lantern to the existing rear extension element which would have a maximum height of 3.15m. The proposal would be visible from the Public Realm along Norman Way. The materials to be used in the construction will match these materials used on the existing property which would be in keeping with the main dwellinghouse and would eliminate any adverse impact on the visual character of the area

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 proposal is an addition to the existing extension, the proposal would be a significant distance from the neighbouring properties to the east, south and west elevations and would not create anymore of an impact that already exists from the existing extension. Therefore any impact upon these neighbouring properties would be considered 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.

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/20/01028 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 27 October 2020
Location and Block Plan - Drawing No. 20167 PL313 - Received 27 October 2020
Existing Ground Floor Plan - Drawing No. 20167 EX100 - Received 27 October 2020
Existing First Floor Plan - Drawing No. 20167 EX101 - Received 27 October 2020
Existing Elevations - Drawing No. 20167 EX102 - Received 27 October 2020
Proposed Ground Floor Plan - Drawing No. 20167 PL310 - Received 27 October 2020
Proposed First Floor and Roof Plan - Drawing No. 20167 PL311 - Received 27 October 2020
Proposed Elevations - Drawing No. 20167 PL312 - Received 27 October 2020

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.