
Site Address:	38 Almond Close, Havant, PO9 3LP		
Proposal:	Single storey side extension.		
Application No:	APP/20/00858	Expiry Date:	12/11/2020
Applicant:	Mr A Goddard		
Agent:	Mr P Walker	Case Officer:	Joseph Toole
	Island Design		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

38 Almond Close, Havant, is located on the east side of Almond Close on the corner. The application site is a semi detached two storey property comprising red brick on the ground floor and cream render on the first floor with brown roof tiles.

The property is located within a residential area with properties of similar 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

No relevant planning history.

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

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Robinson

No Comment.

Councillor Kenneth Smith

No Comment.

Councillor Mark Inkster

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

Comment	Officer Comment

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 side extension. It would be used as a W/C and extended hall area. The proposed side extension would have a width of approximately 1.5 metres, a depth of approximately 3.9 metres with a pitched roof with a maximum height of 4.5 metres.
- 7.4 The proposed development would have brick and tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed development would be visible from the street scene. Due to its size and positioning being offset from the front porch by approximately 1.3 metres it is considered to be subservient to the host dwelling in terms of the retained amenity space.
- 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 front of the proposed side extension there would be a window facing the public highway and green opposite. This is not considered to overlook any private amenity space.
- 7.8 To the side there would be a window facing Almond Close. Windows along this side are already established and hedging along the side is thus not considered to overlook any private amenity space. Due to its separation of a road between No.1 Almond Close it is not considered to appear overbearing.
- 7.9 To the rear there would be a window in the W/C facing the rear garden. Views have already been established and is it not considered to overlook any private amenity space.
- 7.10 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/20/00858

- 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:

Location and Block Plans
Proposed Ground Floor Plan
Proposed First Floor Plan
Proposed Elevations
Section

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.