
Site Address:	9-12A Stone Square, Havant, PO9 2DZ		
Proposal:	First floor rear extension to provide a covered and enclosed walkway.		
Application No:	APP/20/00097	Expiry Date:	02/04/2020
Applicant:	Mr Patel		
Agent:	Mr Fletcher	Case Officer:	Selina Donophy
	Emerge Architecture		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is what was originally a row of terraces which have been subdivided to form a row of commercial units at ground floor level and residential flats at first floor level. The site is located on the North East side of Stone Square and has a wide pedestrianised area to the front, with car parking spaces adjacent to the road and a large car park to the rear (double check this on site). This area is mainly residential, with Stone Square comprising mainly of single storey bungalows, with a grass island area situated in the middle of the square.

2 Planning History

None relevant

3 Proposal

First floor rear extension to provide a covered and enclosed walkway.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

No comments received

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: 21

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) CIL

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the character and appearance of the area

This proposal comprises of a first floor rear extension to provide a covered and enclosed walkway . The area at first floor level to the rear as existing is currently an outdoor balcony area, with balustrading to the rear and sides. The proposal would enclose this area, creating an indoor space with 5 upvc windows proposed to the rear and elevation and two windows to the side elevation. The rear extension would have a fibreglass flat roof of 4 metres depth and facing brickwork to match existing. This enclosed area would have dimensions of approximately 3.5 metres depth by 27 metres length . It would have a flat roof with the eaves level matching that of the existing building.

The area proposed to be enclosed is currently used as a first floor balcony/ terrace area with access provided to the rear of the building, therefore this extension would not be creating any new space at second storey level. The extension would be located to the rear of the building so would not be visible from Stone Square, however would be visible from the rear gardens of properties situated along Battens Way and from

the pedestrian walkway which links Stone Square to Battens Way. The rear extension will result in an increase in bulk towards the rear of the building however it is considered that the proposal would not result in any adverse visual impact to the surrounding area.

(iii) Impact upon residential amenity

There are no properties immediately to the North or South of the application site and therefore the extension would not have any immediate impact on adjacent properties in terms of overshadowing or general overbearing impact.

Sited to the rear of the application site are the rear of properties located along Battens Way, separated by rear gardens and a hard standing parking and grassed area belonging to the application site. There would be a distance of approximately 25-30 metres separating the extension area and the rear elevation walls of these properties. It is not deemed this proposal would result in any increased overlooking towards these properties as this area is already in use as an open balcony. Although an enclosed area may encourage use of the space, this is not deemed to have any significant impact on these properties as in a residential area such as this, second storey developments are to be expected.

(iv) CIL

This proposal does not exceed 100 square metres and therefore is not CIL liable.

8 Conclusion

The scale, siting and design of the proposal would have a 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/20/00097

(A) 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:

116-01A location and block plan
116-02A proposed plans and elevations

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.