
Site Address: 449 Middle Park Way, Havant, PO9 5DR
Proposal: Prior notification for single storey development extending 3.2 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.7 metres and a maximum height of 3.45 metres.
Application No: APP/20/00584 Expiry Date: 02/09/2020
Applicant: Mr & Mrs Cesareo
Agent: Mr S Nahid Case Officer: Joseph Toole
 Crofton HIC
Ward: Battins

Recommendation:

1 Site Description

449 Middle Park Way, Havant, PO9 5DR

2 Planning History

No relevant.

3 Proposal

Prior notification for single storey development extending 3.2 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.7 metres and a maximum height of 3.45 metres.

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

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 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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Loss of light causing overshadowing	The development is only marginally in excess of permitted development rights and as such the additional impact on light is not so great as to support refusal.

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

(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

The proposal meets the requirements of the GDPO 2015 and is on balance acceptable.

(iii) Impact upon residential amenity

The proposed development would extend 3.2 metres from the rear wall of the original property. As the property is semi detached prior approval needs to be sought because

it would extend over 3 metres. Therefore, the additional impact relates to 0.2 metres. On balance this addition would not result in substantial harm to residential amenity and is considered to be acceptable.

8 Conclusion

The application is considered acceptable and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to for application APP/20/00584

- 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:

Reason: - To ensure provision of a satisfactory development.