
Site Address:	27 Stockheath Lane, Havant, PO9 3BU		
Proposal:	Proposed single storey side and rear extension.		
Application No:	APP/19/00580	Expiry Date:	07/08/2019
Applicant:	Mr Chandler		
Agent:	Mr C Flint	Case Officer:	Denise Sheath
	Chris Flint Associates Ltd		
Ward:	Battins		
Site Visit Date:	09/07/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

27 Stockheath Lane, is a two storey detached dwelling the property constructed with brick with a hung tiled roof the property is painted with white render. The boundary treatment to the rear of the property along the northern (side) elevation is a wooden fence which partially screened by hedging which is over 4m in height, the rear boundary is a brick wall which is approximately 2m in height, the southern rear boundary consists of a brick wall approximately 2m in height and hedging toward the rear of the side boundary over 2m in height. There is an existing extension with lean to canopy to the rear which is to be demolished.

2 Planning History

None

3 Proposal

Proposed single storey side and 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

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: 11

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 design of the proposed extension is a 'wrap around' addition, the design would be in context with the main dwelling, the materials to be used will match the white painted render on the existing dwelling. The extension would result in a modest increase to the volume of the property which benefits from a good size garden.

7.4 The proposed extension would be partially visible from the public footpath along riders lane to the northern boundary of the property, this would be partially screened by the existing 1.8m wooden fencing as the materials would match the existing dwelling this would not have a detrimental impact upon the visual amenity of the area.

7.5 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

7.6 The neighbouring properties to the front boundary of the property would not be affected by the development as they would not have a visual view of the proposal.

7.7 The rear of the property is an open space area which is screen by shrubbery and hedging, the proposal is a distance of 25m from this boundary and is screened by an approximately 2m brick wall therefore the impact on this area would be minimal.

7.8 The neighbouring property to the southern elevation (No.11 St Francis Place) is a distance of 5m from the proposal these properties are also separated by a public footpath, the boundary treatment the application site along this elevation is an approximate 2m high brick wall. Therefore the impact on this neighbouring property would be minimal.

7.9 The neighbouring properties along the northern elevation (No.s 7 & 8 Riders Lane) are separated from the application site by a public footpath to the rear of these properties, the application site will also screened along this boundary area by a 1.8m wooden

fence, therefore the impact on these properties would be minimal.

7.10 The neighbouring property to the rear of the northern elevation (No.9 Riders Lane) is separated by a public footpath and will be screened by the hedging along this boundary which is approximately 4m in height therefore the impact on this neighbouring property would be minimal.

7.11 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/19/00580 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 30 May 2019
Location, Block Plan, Existing and Proposed Floor Plans and Elevations - Drawing No. CFA-FULL-01 Rev 01
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.