
Site Address:	15 Hallett Road, Havant, PO9 2PJ		
Proposal:	Erection of garage/store to front elevation.		
Application No:	APP/19/01179	Expiry Date:	27/01/2020
Applicant:	Mr & Mrs Smith		
Agent:	Critchley Architecture and Design	Case Officer:	Denise Sheath
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

15 Hallett Road, Havant is a two storey semi detached dwellinghouse, constructed with brick and has a pebble dash render, with a hung tiled roof. The property has off road parking available to the front of the property. The boundary treatment consists of 1.8m wooden fencing to the rear, sides and front elevation inline with the property, to the front is a small 1m fence along the front shared boundary with No.13.

2 Planning History

91/56693/000 - Two storey extension to side and single storey extension to rear, PERM,06/11/1991

APP/16/01091 - Erection of 1no. two bed roomed bungalow to rear., PERM,16/12/2016

APP/17/00665 - Siting of mobile home for temporary period (during self-build of dwelling to rear) and re-siting of existing shed to south-eastern corner of plot., TPP,15/08/2017

APP/17/00812 - Erection of a 1No. 2 bed bungalow, re-location of a garden shed, re-location and replacement of existing greenhouse., PERM,25/09/2017

APP/18/01136 - Variation of condition 8 of Planning Permission APP/17/00812 relating to orientation of shed from East/West to North/South and changing roof from hipped to monopitch. (Approved 13.12.2018). Request to discharge condition No/s 2 and 4 (10.07.19)., PERM,13/12/2018

APP/19/00405 - Variation of Conditions 16 and 32 of Planning Permission APP/12/01222 relating to the amendment of the approved landscaping scheme resulting in the relocation of 12 No. trees from Poppy Way to an area of Public Open Space., WD,20/12/2019

3 Proposal

Erection of garage/store to front elevation.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

The disposal of surface water from this development should be in compliance with the following hierarchy of Part H3 of Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system.
- b) A water course.
- c) Where neither of the above is practicable: a sewer.

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.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk

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: 13

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 proposed front extension would be visible from the public realm, the proposal will have an approximate 3m width keeping in line with the existing property's front elevation, with a depth of 2.980m and a maximum height of approximately 3.2m, the proposal is to be used as a garage and storage area, the design and materials to be used will be in keeping with the existing property and would therefore not cause a harmful effect on the appearance of the 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 Due to the position of the proposed extension it would not be visible to the No.13 and therefore any impact on this neighbouring property would be acceptable.
- 7.6 The proposed rear wall of the extension is 18m to the rear shared boundary of what will be No.17 at present this is a open site awaiting for a detached bungalow to be constructed which was approved under Planning Permission APP/17/00812, the side elevation of the proposed extension will be up to the side shared boundary with No.17 which will be the access onto Hallett Road for this property, at present there is a temporary mobile home situated adjacent this shared boundary while construction of the bungalow is taking place, as this will be removed once the property has been constructed the impact would then become minimal and acceptable.
- 7.7 The front boundaries of the neighbouring properties to the front are a distance of approximately 17.5m from the proposal therefore any impact would be acceptable.
- 7.8 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/19/01179 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 02 December 2019

Location and Block Plan - Drawing No 19079-101B - Received 06 January 2020

Existing Elevations - Drawing No. 19079-301 - Received 02 December 2019

Existing Floor Plans - Drawing No. 19079-201 - Received 02 December 2019

Proposed Floor Plans - Drawing No. 19079-401A - Received 06 January 2020

Proposed Elevations - Drawing No. 19079-502A - Received 17 December 2019

Offset Gutter Detail - Drawing No. 701 - Received 17 December 2019

Email confirming no encroachment - Received 17 December 2019

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.