
Site Address:	24 Rooksbury Croft, Havant, PO9 5HU		
Proposal:	Single storey rear extension (retrospective).		
Application No:	APP/19/00886	Expiry Date:	12/12/2019
Applicant:	Mr P Hombek		
Agent:		Case Officer:	Denise Sheath
Ward:	Battins		
Site Visit Date:	19/11/2019		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

24 Rooksbury Croft, Havant, is a two storey terraced property, constructed with redbrick and has a hung tiled roof. The boundary treatment to the rear of the property consists of a 1.8m close boarded fence surrounding the boundary, there is a shared shed with No. 25 along eastern shared boundary.

2 Planning History

APP/19/00788 - Prior notification for single storey development extending 4 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.35 metres and a maximum height of 2.7 metres. GPDR, 12/09/2019

3 Proposal

Single storey rear extension (retrospective).

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

None 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: 4

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 proposal is for a single storey flat roof extension with a depth of 4.9m from the original rear wall, a width of 3m and a maximum height of 2.7m, the external material to be used will match those on the existing property. The extension is not visible from the public realm.

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 The neighbouring property to the east (No.25) is mainly screened by the shared shed along the shared boundary, there is also a wooden fence along this boundary, the extension is a distance of 2.8m to the shared boundary. Therefore the impact upon this neighbouring property would be minimal and acceptable.

7.6 The neighbouring property to the west (No.23) have a similar extension of the same depth and height along the shared boundary, there is a gap of 0.6m from the extension at the application site and the fence along this boundary, therefore the impact upon this neighbouring property would be minimal and acceptable.

7.7 The neighbouring property to the rear will be mainly screen by the close boarded fence within No.24 and a wall which they have built within their own curtilage, this property ground floor level is approximately 0.5m higher than the ground floor level at No.24, there is also a distance of approximately 6.9m from the rear wall of the extension to the boundary and a distance of approximately 17m from the rear wall of the extension to the rear wall of this property. Therefore the impact upon this neighbouring property would be minimal and 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 PLANNING PERMISSION IN RETROSPECT** for application APP/19/00886 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 01 September 2019
Site Plan - Received 23 September 2019
Block Plan - Received 23 September 2019
Proposed Site Plan - Received 17 October 2019
Elevation Plan (Rear) - Received 17 October 2019
Elevation Plan (Side) - Received 17 October 2019
Floor Plan - Received 17 October 2019

Reason: - To ensure provision of a satisfactory development.