
Site Address:	3 School Lane, Havant, PO9 2GE		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00685	Expiry Date:	16/10/2020
Applicant:	Mr T Davies		
Agent:	Mr Nigel Perfect	Case Officer:	Joseph Toole
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

3 School Lane, Havant, is located to the north of School Lane. The application site is a two storey property comprising multi facing red brick and grey concrete roof tiles. Vehicular access is from School Lane off a shared driveway with parking to the front.

The property is located within a modern estate, built under planning permission APP/12/00407.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Single storey 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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)

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 D Guest - St Faith's

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

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: 3

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
- (iv) Other matters

(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 development would involve a single storey rear extension. It would be used an extended area of the kitchen/dining room. The proposed extension would have a width of approximately 4.8 metres, a depth of approximately 3 metres and a pitched roof with a maximum height of approximately 3.2 metres.

7.4 The proposed development would have red multi facing brick and grey roof tiles to match the existing property. This is considered to be inkeeping with the context of the

main dwellinghouse.

- 7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be in keeping with the character of the area.
- 7.6 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

- 7.7 On the south elevation (side) there would be no side windows. Due to the orientation and size of the proposed extension (3 metres depth) it is not considered to appear overbearing or result in the loss of light to No.5 School Lane. It is worth noting the properties are separated by the existing 1.8 metre high fencing along the shared boundary.
- 7.8 To the north elevation (side) there would be no side windows. Furthermore, it would be offset from the shared boundary with No.1 School Lane by approximately 3.5 metres therefore it is not considered to result in the loss of light or appear overbearing to the neighbouring property.
- 7.9 To the rear, within the proposed extension there would be a set of bi-folding doors and 3 rooflights within the pitched roof. This would face out onto the rear garden which is screened by 1.8 metre high fencing along the sides and a 2 metre high brick wall to the rear. Therefore, it is considered not to overlook any immediate private amenity space.
- 7.10 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.

(iv) Other Matters

- 7.11 The site is shown as a Brent Goose Negligible Records area. However, the site has been redeveloped and this part of the site is a residential estate. This single storey extension should have no impact on the ecology of the area and therefore accords with the requirements of Policy CS11 of the HBLP (Core Strategy).

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/20/00685

- 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:

Location Plan - P313/1

Block Plan - P313/2

Proposed Ground Floor Plans - P313/5

Proposed Elevations - P313/6

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.