
Site Address:	33 Manor Farm Close, Havant, PO9 2DQ		
Proposal:	Single storey rear extension and loft conversion.		
Application No:	APP/20/00575	Expiry Date:	17/09/2020
Applicant:	Mr Pearce		
Agent:	Mr Jay	Case Officer:	Selina Donophy
	The Planning Service		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a newly constructed two- storey, detached dwellinghouse located on the west side of Manor Farm Close, Havant. This property is of red brick construction with a pitched roof and projecting gable to the principle elevation with an internal double garage and hardstanding with parking space for 2 vehicles to the front alongside a lawn area and low hedging forming the front boundary .

This property is within the Manor Farm and Copseys Nursery development granted permission under APP/12/01222.

Due to coronavirus it was not possible to undertake a site visit for this application, therefore this application has been assessed with the aid of photographs supplied by the applicant.

2 Planning History

APP/14/00775 - Discharge of Conditions 24, 26 and 27 of Planning Permission
APP/12/01222 (Part B - Outline permission for Copseys Nursery site),
SPL,17/10/2014

APP/14/00986 - Discharge of Condition Nos. 8 and 26 of Full Planning Application
APP/12/01222 (A) and Condition Nos. 10 and 28 of Outline Planning Permission
APP/12/01222 (B)., PERM,31/03/2015

APP/14/01284 - Discharge of Condition No/s: (Manor Farm) (A) 19, 21, 23; (Copsey's Nursery) (B) 4, 5, 6, 7, 9, 16, 17, 22, 24 of Planning Permission APP/12/01222,
PERM,31/03/2015

APP/15/00746 - Discharge of Condition No/s 24, 29 and 30 of Planning Permission
APP/12/01222 for the outline application for Copseys Nursery for the erection of 100 dwellings with 65 open market units comprising 9No 5 bed, 22No 4 bed, 27No 3 bed and 7No 2 bed houses and 35 affordable units comprising 5No 4 bed, 19No 3 bed and 11No 2 bed houses, public open space, allotments, farmers/vegetable market building and car park. , SPL,10/11/2015

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

Single storey rear extension and loft conversion.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Parking
- (v) CIL

(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.

7.3 This property was built under APP/12/01222 (Manor Farm Development) which included Condition 18 which removed permitted development rights for Class B additions to the roof of a dwellinghouse and Class C - other alterations to the roof of a dwellinghouse. This also included Condition 17 which removed permitted development rights for classes A/D/E and F , stating no building, extension or structure is to be erected without approval from the LPA.

(ii) Appropriateness of design and impact on the character of the area

7.4 This proposal comprises a loft conversion incorporating 2 roof lights to the projecting front gable on either side of the pitched roof, 2 windows to the front roof slope and 1 window to the front elevation at second floor level. To the rear roof slope 3 rooflights are proposed. The loft conversion would create additional living space at second floor level in the form of a fifth bedroom, study , store, shower room and landing space. Although the roof lights to the front elevation would front the highway , these are judged to be reasonably modest in size and appearance and the 2 rooflights proposed to the main front facing roof slope are not considered so many as to clutter the roof space .The rooflights proposed to the rear would not be readily visible from the public realm and therefore this element of the proposal is judged to be acceptable in terms of visual impact on the character of the area.

7.5 This proposal also comprises an extension to the rear of the property. There is already an extended element to the rear which doesn't stretch the width of the rear elevation and the proposed extension would infill this gap , coming level in width with the existing side elevation and level in depth and height with the existing single storey element . It would continue the existing monopitched roof style , incorporating a set of double doors leading into the rear garden and would create an extended family/dining room. Materials proposed all are to match existing. This extension as proposed is judged to be a modest addition, in keeping with the existing property and is therefore

not judged to have any harmful impact on the property or surrounding 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 To the south of the application site is no 31 Manor Farm Close , which is set slightly forward from no 33. The proposed extension would be located closest to this property, however it would only have a depth of approximately 1.7 metres and is not judged to have any overshadowing or overbearing impact upon the amenity of no 31.

To the north of the application site is no 35 Manor Farm Close . The proposals are not judged to have any impact upon this property- the rooflights proposed to the rear roof slope would result in some potential for increased overlooking towards the rear although these would be set at an angle in the roof, there would be outlooks from head height. Immediately towards the rear of the application site is no 17 Poppy Way . The Havant Borough Design Guide sets out general guidance in regards to acceptable impact in relation to back to back distances between buildings and this recommends a separation distance of 24 metres between a three storey building and a two storey building (the current building is effectively two and a half storey with the second floor in the existing roof space and a separation distance of 22m is normally required in this circumstance). The separation distance between no 33 and no 17 is approximately 22.5 metres . Towards the rear is also no 15 Poppy Way and there is separation distance between 20 and 24 metres . It is considered that this distance wouldn't cause any substantial increased overlooking harm to the amenity of nos 15 and 17.

- 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.

(iv) Parking .

- 7.9 As the number of bedrooms is increasing from 4 to 5 , 3 parking spaces are required. These could be adequately provided on site, with the potential for 4 parking spaces in the internal garage and hardstanding to the front of the property.

(v) CIL

- 7.10 This proposal is not CIL liable.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00575

(A) 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:

P001 Proposed location and block plans
P002 Proposed elevations
P003 Proposed detailed elevations rear west
P005 Proposed floor and roof plans
P006 Proposed ground floor plans with parking plan
P007 Proposed first floor plan
P008 Proposed second floor and roof plan
P009 Proposed sections
Design and Access Statement dated 13.07.20

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.