
Site Address:	1 Field Place, Havant, PO9 2GH		
Proposal:	Single story rear extension.		
Application No:	APP/20/00172	Expiry Date:	23/04/2020
Applicant:	Mr Donhou		
Agent:	Mr Robert Clancy	Case Officer:	Denise Sheath
	Clancy Design Services Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Field Place, Havant is a two storey semi-detached property constructed with Terca Apollo red brick and Imery Clay Beauvoise 20 slate roof. The property benefits from a detached garage which is located at the rear of the curtilage fronting School Lane. The boundary treatment consists of 1.8m close boarded fencing to the side and rear boundary elevations.

2 Planning History

APP/12/00407 - Construction of 78 dwellings consisting of 5No. 2 bed houses, 47No. 3 bed houses, 3No. 4 bed houses, 2No. 1 bed flats and 21No. 2 bed flats, with associated parking and landscaping including openspace and pumping station. New vehicular access to New Lane, and modifications to existing New Lane highway - PERM, 16.05.2013.

3 Proposal

Single story 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)

Havant Borough Pre Submission Local Plan 2036

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: 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

(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 pitched roof extension with a maximum height of 3.4m, a depth 4m, the width would span the width of the rear elevation, the rear elevation would have the installation of bi-fold doors, a window and 2No. velux windows are to be installed within the south elevation of the extension. The materials to be used will match those of the existing dwellinghouse and would have limited visibility from the streetscene. It is therefore considered that the extension would not harm the character of the dwelling or impact the character of the wider 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 The rear of the property faces the garages which belong to No. 35 School Lane and the application site, therefore any impact would be acceptable.

7.6 The neighbouring property to the south elevation (no.3) is set back 3.5m from the application site. The proposed extension would be inline with the rear elevation with of

this property, with a distance of approximately 2m from the side facing elevation of No.3 to the side elevation of the extension. The neighbouring property does not have any windows or doors along this facing elevation, therefore the installation of a window and 2no. velux windows within the extension would not have a negative impact upon this neighbouring property. Therefore any impact from the proposal would be minimal and acceptable.

- 7.7 The proposed extension will be along the shared boundary with the adjoining neighbouring property No.35 School Lane, the proposed extension will have a pitched roof with a maximum height of 3.4m and an eaves height of approximately 2.4m. Amended plans were submitted reducing the extension from 4.5m to 4m to limited the impact upon this neighbouring property with regard to loss of light. Due to the orientation of the properties the sunlight to their rear elevations already decreases by the early afternoon hours, although there is considered to be some impact upon light, the impact of overshadowing on the rear window here is not considered to warrant a refusal of planning permission.
- 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/20/00172 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 26 February 2020
Location Plan- Drawing No. CJ22.001 Rev A - Received 27 February 2020
Existing Site Layout - Drawing No. CJ22.002 - Received 26 February 2020
Existing Plans and Elevations - Drawing No. CJ22.201 - Received 26 February 2020
Shadow Plan - Received 22 May 2020
Proposed Site Layout - Drawing No. CJ22.003 Rev A - Received 04 June 2020

Proposed Drainage Plan - Drawing No. CJ22.101 Rev A - Received 04 June 2020

Proposed Plans and Elevations - Drawing No. CJ22.202 Rev B - Received 04 June 2020

Reason: - To ensure provision of a satisfactory development.

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

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Proposed Plans and Elevations - Drawing No. CJ22.202 Rev B - Received 04 June 2020

Reason: - To ensure provision of a satisfactory development.