
Site Address:	43 Finchdean Road, Havant, PO9 4AA		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00467	Expiry Date:	11/08/2020
Applicant:	Ms F Steere		
Agent:	Mr C Flint	Case Officer:	Denise Sheath
	Chris Flint Ass Ltd		
Ward:	Barncroft		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

43 Finchdean Road, Havant, is a semi detached two storey property, constructed with grey painted render and a hung tiled roof. The boundary treatment to the rear and sides of the property consists of 1.8m wooden fencing, there is a single storey outbuilding to the rear of the property. The front has a hard standing for the parking of vehicles.

Many of the properties along Finchdean Road have rear extensions and conservatories.

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

2 Planning History

52/02094 - for the erection of 420 Wimpey Houses, UNK, 22/12/1952

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
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: 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, the extension will have a proposed depth of 4m, a width of 6m and a maximum height of approximately 2.7m, there will be a separation gap of 0.3m from the shared boundary with No.41, the material which is proposed to be used in the construction of the development will be painted render to match the existing dwelling, the proposed extension would not be readily visible from the public realm and would therefore not create a harmful affect on the visual amenity of the area.

7.4 The development would result in a modest increase to the original footprint of the property, which can be comfortably accommodated within the extent of the site. It is also noted that the 4 metre depth of the addition would fall within the criteria for prior approval for a proposed larger home extension.

7.5 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

7.6 The rear boundary of the property backs onto the rear garden of No.39 Finchdean Road, the proposal would be a significant distance from this boundary and main dwelling house that any impact upon this neighbouring property would be minimal and acceptable.

7.7 The neighbouring property along the west elevation of the property (No.45) would be partially screened by the existing 1.8m wooden fence boundary treatment and will have

a distance of approximately 4m from the proposed development, the impact upon this neighbouring property would be minimal and acceptable.

- 7.8 The neighbouring property along the adjoining eastern elevation (No.41) would be partially screened by the existing 1.8m wooden fence boundary treatment and will have a distance of approximately 0.3m from the proposed development, although there may be a slight impact on the afternoon light to part of the rear elevation of this property, the impact would not be significant enough to warrant a refusal, therefore any impact upon this neighbouring property would be acceptable.
- 7.9 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/20/00467 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 16 June 2020
Location Plan, Block Plan, Existing and Proposed Floor Plans and Elevations - Drawing No. CFA/FULL/BS - Received 16 June 2020
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.