
Site Address:	7 Hooks Lane, Havant, PO9 3DS		
Proposal:	Rear single storey and two storey side extensions.		
Application No:	APP/20/00018	Expiry Date:	17/03/2020
Applicant:	Mr A Gough		
Agent:	Mr D Treagus	Case Officer:	Joseph Toole
	Derek Treagus Associates		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Hooks Lane, Havant, is on the southern side of Hooks Lane. The application site is a corner property with Hooks Lane to the north and Talbot Road to the east. It is a semi detached property with brown brick on the ground floor and red tile hanging on the first floor. Vehicular access is from Hooks Lane.

The streetscene of Hooks Lane is one of semi detached two storey and one storey dwellings.

2 Planning History

No relevant planning history.

3 Proposal

Rear single storey and two storey side extensions.

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Robinson
No Comment.

Councillor Kenneth Smith

No Comment.

Councillor Mark Inkster

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

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 Discussions took place with the applicant's agent to step back the proposed first floor side extension from the existing property and reduce its height lower than the existing roof to appear subservient to the dwellinghouse. This was agreed and the plans were amended accordingly.

7.4 The proposed development would involve a first floor extension and single storey side extension. The proposed first floor extension would have a width of approximately 3.3 metres and a depth of approximately 7.1 metres slightly lower than the existing roof line. It would be used as a dressing room, bedroom and en-suite. The proposed single storey side extension would be used as a garage and utility room to the back, with a width of approximately 3.8 metres and a depth of approximately 9 metres extending approximately 1.1 metres from the rear of the property. The maximum height of the proposed side extension would be approximately 4.8 metres. The proposed garage would have a pitched roof with the utility room having a flat roof.

7.5 The proposed development would use brickwork/tile hanging and with a flat roof EPDM and roof tiles to match the existing property. As a result it would be inkeeping

with the context of the main building.

- 7.6 Although the proposed development is of large scale, it would appear subservient to the host dwelling with the proposed first floor extension being set back approximately 0.4 metres from the original property and the height being approximately 0.2 metres lower than the existing ridge. The single storey side extension would also appear subservient being offset 0.9 metres from the front of the property.
- 7.7 It is considered that the extensions of this scale is appropriate in terms of the size of the plot and the retained amenity space being a corner property. As a result it would be inkeeping with the character of the area.
- 7.8 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

- 7.9 The proposed development would be visible from the public domain, with a first floor window to the front which would look towards front gardens and the highway. It is therefore considered that this would not result in the overlooking of any private amenity space.
- 7.10 To the side of the proposed extension there would be a ground floor window. This would be screened by the existing 1.8 metre high fencing and offset approximately 2 metres from the boundary along Talbot Road. Therefore, it is considered not to have a significant impact in terms of overlooking or overshadowing.
- 7.11 To the rear there would be a first floor window facing the side wall of No. 2 Talbot Road. This would not overlook any immediate private amenity space and therefore would be deemed acceptable. On the ground floor there would be bi-folding doors, with a door and window in the proposed utility room which would be screened by the existing 1.8 metre high fencing. Thus, it would not have an adverse impact on the occupiers of No. 2 Talbot Road.
- 7.12 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/20/00018

- 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, Site Plan and Proposed Floor Plans and Elevations - 19/846/01
REV A

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.