
Site Address:	2 Manor Close, Havant, PO9 1BD		
Proposal:	First floor and two storey side extension.		
Application No:	APP/19/01028	Expiry Date:	11/12/2019
Applicant:	Mr & Mrs Ponsonby		
Agent:	Mr Bessant	Case Officer:	Bee Crawford
	JB Architecture		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

No. 2 Manor Close is a semi-detached residential property which is located within the St Faiths Conservation Area.

2 Planning History

92/57462/000 - Single storey rear extension, PERM,05/08/1992

3 Proposal

The proposal is for a first floor and two storey side 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

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Conservation Officer

No. 2 Manor Close is a semi-detached residential property which is located within the St Faiths Conservation Area. The application seeks permission for a first-floor extension over the existing garage.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The existing garage roof is of no particular architectural merit and the proposed extension above would comprise a subservient scale, being set at a height on the pitch similar to that of the opposite side dormer windows. Matching materials have also been proposed. Overall it is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.

Conclusion - No objection

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: 7

Number of site notices: Not applicable.

Statutory advertisement: 25/10/2019

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 and setting of the conservation area

7.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area. The existing garage roof is of no particular architectural merit and the proposed extension above would comprise a subservient scale, being set at a height on the pitch similar to that of the opposite side dormer windows. Matching materials have also been proposed. Overall it is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.

(iii) Effect on neighbouring properties

7.4 The proposed development by virtue of its location and layout will not result in the development extensions beyond the front elevation of the neighbouring property. 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 conserve the character and setting of the conservation area and 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/19/01028

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:

Proposed floor plans PL.283.19 Drawing 03

Proposed elevations PL.283.19 Drawing 04

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.