
Site Address:	17 Grange Close, Havant, PO9 2QT		
Proposal:	Single storey rear extension, garage conversion, new porch.		
Application No:	APP/19/00424	Expiry Date:	28/06/2019
Applicant:	Mr & Mrs Hennessy		
Agent:	Miss Howard	Case Officer:	Bee Crawford
	Block Design Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey link detached property with an attached garage situated at the end of Grange Close. It has a brown tiled pitched roof and elevations of red multibrick. The site is level with open vehicular access to the front leading to a tarmac drive, grass and shrubs and is open to the east with shrubs to the front and west. The rear garden has a patio area, lawn and shrubs and is enclosed to all boundaries with shrubs and fencing ranging in height from 1.5 metres to 1.8 metres.
- 1.2 Modern two storey semi-detached properties are to the east and west, the rear gardens of properties in Third Avenue are opposite and a railway line with a school playing field beyond are to the rear. The area is of medium density with two storey detached, link detached and semi-detached properties of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension, garage conversion, new porch to front. It is noted in this instance the garage conversion and single storey rear extension fall within the realms of permitted development.

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 1

Comment	Officer Comment
Fully support the application, as neighbours to the property in question we have no concerns at all.	Noted.

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 rear extension, the conversion of the garage and a new front porch. The property is situated at the end of a cul-de-sac, and includes an access drive to neighbouring properties and part of the development would be visible from the public realm, although it is judged any impact would be minimal.

- 7.4 The single storey rear extension would result in the depth of the garden being reduced to less than the 10 metres recommended in the Havant Borough Council Borough Design Guide, however this element of the scheme meets the requirements for permitted development. Furthermore, the extension is set approximately 2.3 metres from the eastern boundary and there is a area of garden which retains the 10 metre depth. It is therefore considered sufficient rear amenity space would be retained.
- 7.5 The existing flat roofed porch would be replaced with a larger structure with a mono-pitched roof. It is of a cohesive design and considered it would upgrade and enhance the front facade of the property.
- 7.6 The existing garage door would be replaced by a new entrance door and window, although this element of the proposal could be carried out under permitted development.
- 7.7 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

- 7.8 Whilst the single storey rear extension will be built adjacent to the western boundary, it is of a reasonable height and has a modest depth of 3 metres with no windows in the side elevations. Additionally, the garage of the neighbouring property is immediately adjacent, adjoining, consequently the rear elevation of number 18 Grange Close is 2.3 metres from the shared boundary.
- 7.9 There will be a distance of approximately 2.3 metres from the eastern elevation of the extension to the boundary with 16 Grange Close. As with number 18, the garage of this property is adjacent to this boundary with the rear elevation a further 2.3 metres away. It is therefore judged there would be no harmful impact to these neighbouring properties as a result of the construction of the rear extension.
- 7.10 There are bi-fold doors in the rear elevation of the extension, however the property backs onto a railway line with a school playing field beyond.
- 7.11 Regarding the new front porch, there is one window in the eastern elevation with the front door in the northern elevation. Whilst it will be built adjacent to the western boundary it has a modest depth of 2 metres and the garage of the neighbouring property is immediately adjacent. It would be situated approximately 4.8 metres from the eastern boundary and set back 13 metres from the highway and it is deemed any impact on the adjoining properties would be negligible.
- 7.12 With respect to the conversion of the garage, the window and door will be flush with the existing elevation and the area to the front of the property can comfortably accommodate two cars. It is judged the garage conversion would have a minimal impact on the neighbouring properties.
- 7.13 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/19/00424 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. A BD170 P01 Site and location plan
Drg no. B BD170 P02 Block plan
Drg no. BDC170 01 Existing floor and elevations plan
Drg no. BDC170 02 Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.