
Site Address:	2 Hursley Road, Havant, PO9 4RE		
Proposal:	Single Storey Rear Extension and Front Porch.		
Application No:	APP/19/00442	Expiry Date:	17/06/2019
Applicant:	Mr & Mrs Blake		
Agent:	Mrs Grinstead	Case Officer:	John Shaw
	Your Home Plans Ltd		
Ward:	Warren Park		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application dwelling is a semi-detached property to the eastern side of the entrance to Hursley Road and at the corner with Highclere Avenue, Havant.

The property has a small front garden area and is setback from the highway by a wide grass verge. The dwelling is formed of brick, cream render to the ground floor front elevation and white UPVC windows and doors. To the opposite side of the highway is a similarly designed pair of semi-detached dwellings also set at a 45-degree angle to Hursley Road. The application dwelling benefits from a rear garden approximately 12m in depth and a detached single storey garage to the eastern side of the plot. The existing single storey rear extension would be demolished as part of this application. A communal parking area is located immediately to the rear boundary of the application dwelling.

The wider area is characterised by properties highly uniform in regard to mass, scale, design and age.

2 Planning History

None relevant

3 Proposal

Single Storey Rear Extension and Front Porch.

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

Developer Services, Southern Water

No objection

Officer Comment: Informative added to the end of this report based on comments by Southern Water.

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: 9

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.

7.3 During the course of the application, it was confirmed by the agent following queries raised by the planning officer, that all works associated with the development that is the subject of this report would be carried out on land only within the ownership of the applicant and therefore the ownership certificate which has been signed and submitted to the Local Planning Authority was correct.

(ii) Appropriateness of design and impact on the character of the area

7.4 The proposed rear extension would be single storey and subservient to the bulk and mass of the existing dwelling, use materials to match those existing at the property 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.

7.5 The proposed front porch would be open to its front and sides, appear as a balanced, proportionate design and would represent a small scale and lightweight addition that would not be unduly prominent within the immediate streetscene

7.6 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

- 7.7 The proposed rear extension would project past the rear of the existing rear extension of the attached property to the north west by 1m but the rear wall of this neighbouring extension is a blank elevation. The height of the extension would also be just 0.5m above this attached rear extension and would be set away from the nearest habitable room window by a sufficient degree to ensure there would be no undue overshadowing or overbearing impact on neighbouring residential amenity.
- 7.8 The proposed front porch would be open to both front and sides with the hipped roof set on 3 pillars. The roof of the porch would be approximately the same height as the roof of the front porch of the attached property to the north west and as the proposed porch would have no significant bulk due to its open design, it is concluded that there would be no harm to the residential amenity of the neighbouring property.
- 7.9 Consequently, it is considered that the proposal would not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, 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 no undue impact on the character of the wider area or on neighbouring amenity 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/19/00412 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 Block Plan, Drwg No. B01 REV A;
Proposed Elevations, Drwg No. A102;
Proposed Ground Floor and Roof Plan A104
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those stated on the received application form.
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 2018.