
Site Address:	37 Cross Way, Havant, PO9 1NG		
Proposal:	Single storey rear extension.		
Application No:	APP/19/00329	Expiry Date:	17/05/2019
Applicant:	Mr Mcdonagh		
Agent:	Mr C Flint	Case Officer:	John Shaw
	Chris Flint Associates Ltd		
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application dwelling is a semi-detached property to the northern side of Cross Way, Havant.

The property is set along a regular building line in a streetscene where the properties display a high degree of uniformity in regard to mass, scale and design. The application dwelling has a gable end which contrasts with the hipped roofs that predominate along Cross Way. The dwelling has a flat roof dormer which takes up most of the rear roof slope, a single storey detached garage and a conservatory which are both also to the rear. The conservatory would be demolished as part of this proposal. The dwelling benefits from a rear garden approximately 19m in length.

During the course of the application, the depth of the proposed rear extension was reduced by 1m to 5m and was moved to the west by 0.059m.

2 Planning History

None relevant

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)
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

Hampshire Biodiversity Information Centre: It should be noted that the application site is near to a site of ecological value.

Officer comment: There would be no alteration to the existing roof or any impact on trees within the site and therefore it is considered that the erection of the rear extension would not raise any undue ecological concerns and no further ecological assessment would be 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 proposed rear extension would be single storey, use materials to match those existing at the property and would have very limited visibility from the streetscene. It is considered that the extension would be subservient to the rear of the dwelling and have no impact on the character of the wider area.

7.4 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

7.5 The proposed extension would have a depth of 5m and would be set in from the boundary with no. 38 Cross Way by 0.9m. The proposal has been assessed in relation to the Havant Borough Design Guide 2011, the development would cross the 45 degree angle when taken from the centre of the ground floor rear facing habitable window of no. 38 as shown on the proposed floor plan, however, the extension would not intersect the 45 degree angle when drawn down from the edge of the roof of the proposed rear

extension. Though it is acknowledged that an extension of 5m to the rear of a pair of semi-detached properties would have a limited impact on no. 38, it is considered that the reduction in length of the extension by 1m during the course of the application combined with the extension being set off the shared boundary and a proposed height of 2.8m, just 1m higher than the existing shared boundary fence, would ensure there would not be an undue overbearing or overshadowing impact on the attached neighbour. Moreover, the rear of the application dwelling and the attached no.38 are both north facing and so any loss of direct light would be limited due to the development. There are no windows proposed to the side elevation of the extension nearest the boundary with no. 38 and so no undue overlooking would result from the proposed extension.

- 7.6 The rear extension would be set in from the boundary with no. 36 to the west by 3m and would be partially screened by the single storey detached garage which runs adjacent to this boundary and is to be retained. In light of these factors it is considered that the rear extension would not harm the residential amenity of no. 36.
- 7.7 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 thereby 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/19/00329 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 Extension, Drwg No. CFA FULL BS REV 02
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building.
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.