
Site Address:	59 Millbrook Drive, Havant, PO9 5JX		
Proposal:	Single storey rear extension.		
Application No:	APP/18/00864	Expiry Date:	24/10/2018
Applicant:	Mr Chambers		
Agent:	Moyse	Case Officer:	Emma Chisnall
	Martin Moyse MRICS		
Ward:	Bondfields		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 59 Millbrook Drive is a two storey dwellinghouse constructed of facing brickwork, painted brickwork, concrete tiles and timber cladding. The dwellinghouse is situated on an incline of land to the north and west and has a modest amenity space to the front which is part hard-surfaced and part laid as lawn. The application site is not able to provide a parking provision onsite and has off road parking via a layby to the east.
- 1.2 The dwellinghouse is entered via a door within the north side elevation and has an adequate amenity space to the rear which is fully hard-surfaced. An existing conservatory is in place to the rear No 59 with a large outbuilding positioned along the south shared boundary with No 57. The site is on an incline to the west with part of the amenity space at higher level than the dwellinghouse.

2 Planning History

62/14299 - for the erection of 136 dwellings and 26 garages, UNK,20/06/1962

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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: 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 The works propose a single storey rear extension which shall leave a rear garden space measuring approx 5.5m from a central point. It is noted that the depth of extension shall be extended by approximately 0.6m from the existing conservatory. Although this shall remove available garden space from No 59 the works are considered to retain an acceptable amenity space when taking account of the front, side and remaining rear space available. Therefore the development is considered to appear proportionate to the space available and is considered to be acceptable.

7.4 The proposed extension shall extend to the north and south boundaries of the application site. Although partly viewable from Millbrook Drive to the north the works shall be set back from the front elevation of No 58 by approx 9.5m and from the highway by approx 28.5m which is considered an acceptable distance to ensure the development does not have a visual dominance within the site. Combined with the single storey height and flat roof design the development is considered to achieve a subservient appearance on No 59.

7.5 The works are proposed to be built in a matching material to that of No 59 which shall ensure the development appears in keeping to the main home and locality. This shall be conditioned as part of the decision.

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 works have the potential to impact the neighbouring dwelling to the north No 61. Following a site visit it was noted that No 61 is positioned on higher land than No 59 which shall ensure that the proposed development does not appear as prominent were it to be on level ground with the neighbour. Although the works shall be to the south the development shall be in line with the flank wall of the neighbouring dwelling and screened by a 1.8m timber fence with additional high level hedging. The development is therefore considered to not create a significant loss of light to the neighbour nor create significant shadowing as a result. No windows are proposed within the north side elevation which shall improve the privacy levels between the neighbours and combined with the modest height proposed and mono-pitch design of the roof the development is considered to not appear oppressive or impact the outlook from No 61 significantly. With no objection from the neighbour the development is considered to result in a modest and acceptable impact.
- 7.8 The works proposed to No 59 shall extend development to the south between the existing gap of the dwellinghouse and outbuilding. Although this shall continue a building line between No 59 and No 57 this shall be to a modest height and depth. The proposed development shall mostly be screened by the existing boundary and outbuilding that runs along the shared boundary and with no objection being made the development is considered to be acceptable. It is noted that from being positioned to the north of No 57 that no light or shadowing shall be impacted as a result of the development which is considered to be acceptable.
- 7.9 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/18/00864 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 Site, Block and Elevation, Floor Plan: Drawing No 02
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.