
Site Address:	2A Elmleigh Road, Havant, PO9 2AA		
Proposal:	Single storey rear extension and velux windows.		
Application No:	APP/18/00540	Expiry Date:	27/07/2018
Applicant:	Mrs Potter		
Agent:	Mr Potter	Case Officer:	Karen Wooden
	James Potter Associates		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow of multibrick construction. The property is set approximately 3m back from the public domain, with block paving to the south east of the site providing curtilage parking for several vehicles.
- 1.2 The southern side of Elmleigh Road is mainly two storey terrace and semi detached houses of a similar age and style. The application site is the sole property that fronts the highway on the northern side, and was formally part of the rear garden of 9a Leigh Road.

2 Planning History

98/62180/000 - Relief of condition 7 of Planning Permission 32287/1 to convert garage into habitable accommodation., PERM,02/10/1998
APP/18/00406 - Application for Certificate of Lawfulness relating to a single storey rear extension., WD,05/06/2018

3 Proposal

Single storey extension to the northern elevation and the installation of two velux windows to the western elevation.

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

5.1 No consultations required for

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: 6

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
- (iv) Flood risk issues

(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 extension is to be sited to the rear of the application site and therefore will not be readily visible from the public domain. Notwithstanding this the materials to be used are to be similar to those used on the host dwelling.

7.4 The proposed rooflights to the western elevation will be partially visible from the public domain however they are to be of a similar style and design to the existing rooflight and it is not considered that they would have an adverse impact on the character of the area.

7.5 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

7.6 Due to the siting of the extension being to the northern elevation, and the rooflights being on the western roof slope of the property it is not considered that the proposals will have any impact on the occupiers of the properties to the south.

- 7.7 The proposed extension is to be sited approximately 300mm from the northern boundary which is shared with No. 11 Leigh Road. Due to the orientation of the properties, the extension will be sited to the south east of the property, with a separation gap of approximately 14m, and it is not considered that the proposal will result in any overlooking or significant overshadowing.
- 7.8 No, 9a Leigh Road is sited to the east of the site. This detached property is sited in excess of 15.5m from the proposed extension, and has outbuildings running along the boundary line. It is not considered that the proposal will result in overlooking or overshadowing to this neighbouring property.
- 7.9 The western boundary is shared with the rear gardens of No's 2, 2a and 4 Elm Park Road, with No. 4 backing on to the proposed siting of the extension. The minimum distance between the extension and these properties to the west is 20m, and it is therefore not considered that these properties will be adversely impacted by the extension. The proposed rooflights are to be sited on the roofslope approximately 3m above floor level and are not considered to cause significant harm in terms of overlooking.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to significant 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.

(iv) Flood risk issues

- 7.11 It is noted that the property is sited within a Flood Zone 3 area. The submitted flood risk assessment confirms that the floor levels within the extension will be set no lower than existing levels and flood proofing has been incorporated where appropriate. Furthermore it is not considered that the scale of the proposal would lead to an increase in risk to life due to flooding.

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/18/00540 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:

Block, location, gf plans & elevations - 18007-PL-001 (rev b)
Flood risk assessment

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.