
Site Address:	18 Manor Close, Havant, PO9 1BD		
Proposal:	Single storey side extension.		
Application No:	APP/18/00642	Expiry Date:	16/08/2018
Applicant:	Mr & Mrs Jamal		
Agent:	Mr Mallen	Case Officer:	Emma Chisnall
	Thorns-Young Ltd.		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 18 Manor Close is a two storey semi-detached dwelling situated at the north end of a close in Havant. The dwellinghouse is constructed of facing brickwork and concrete tiles and from being in the end plot has an amenity space to the front, side and rear which is laid as lawn and adequate in size. No 18 has a parking provision to the rear of the dwellinghouse for two spaces which is accessed from Waterloo Road to the west.
- 1.2 The boundary to the north of the application site is constructed of 2m brick wall and part hedging with varying heights.

2 Planning History

None

3 Proposal

Single storey side 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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

The single storey extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant.

No objection subject to the following condition:

- 1) Material samples to be submitted

Environment Agency

No comment

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: 2

Number of site notices: 1

Statutory advertisement: 06/07/2018

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) Impact upon the conservation area and 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 The application site lies within the St Faith's Conservation Area and as such due regard must be paid to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that in the exercise of its planning powers with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

- (ii) Impact upon the conservation area and character of the area

- 7.4 As the dwellinghouse is located within the St Faith's Conservation area there is particular importance to protect and maintain the heritage of the building and locality and as such the conservation officer has been consulted with. Following an assessment the conservation officer had the following comments to make ' *The single storey extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing*

property and would not appear overly dominant. No objection subject to the following condition: Material samples to be submitted'. Therefore from a conservation perspective the proposed development is considered to maintain or enhance the existing character of the conservation area and is considered to be acceptable subject to a materials condition which shall be conditioned as part of the decision.

- 7.5 No 18 is positioned at the end of the close and as such the north side elevation does not have a dominant presence to the front and rear of the dwellinghouse. The proposed development is modest in scale appearing subservient on No 18 from being set back from the front elevation and single storey in height. The works are considered to accord with the Borough Design Guide and from being built in matching materials is considered to have a limited and acceptable impact on visual amenity of No 18 and Manor Close.
- 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 block of flats to the north in Wellington Court. However, it is noted that no objection has been made by this neighbour.
- 7.8 The development is proposed to be set away from the neighbouring flats by approximately 6m at the closest point. Although up to the shared boundary the works are considered to be modest in height and are angled away the boundary to the east which as a combination is considered to not cause a significant adverse impact to any outlook from the neighbouring block of flats nor impact light levels or create shadowing as a result. No windows are proposed in the north side elevation protecting existing privacy levels and therefore the works are considered to result in a limited and acceptable impact.
- 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).

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/18/00642 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:

Location Plan: Reference No TQRQM18171112632056

Block Plan: Reference No TQRQM18171112200990

Existing and Proposed Floor, Roof and Elevation Plan: Drawing No 2127.18
Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.