
Site Address:	57 High Lawn Way, Havant, PO9 5BS		
Proposal:	Single storey rear extension with roof lantern.		
Application No:	APP/18/00570	Expiry Date:	30/07/2018
Applicant:	Mr & Mrs Love		
Agent:	Mr N Stantiall	Case Officer:	Karen Wooden
	Pario Design Ltd		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey mid terrace house sited on the northern side of High Lawn Way. The property is of brick construction with a hung tiled roof. The site levels fall from south to north, with the house level being lower than the road. The front of the property has been hard surfaced, and steps lead down front this curtilage parking to a porch. The property currently benefits from a conservatory to the rear (northern) elevation.
- 1.2 The streetscene comprises two storey semi detached and terrace houses of a similar age and style, many of which have been extended and altered.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Single storey rear extension with roof lantern.

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

Developer Services, Southern Water
No objection to the proposal.

No development or new tree planting should be located within 3 metres either side of the external edge of the public sewer.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

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: 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 single storey rear extension would not be visible from the public realm, therefore it is not considered that the scheme would result in a negative impact upon the streetscene of High Lawn Way.

7.4 Notwithstanding this, the design and appearance of the proposal is considered to be appropriate in context to the main building and respects the existing built form, character and appearance of the surrounding locality. On this basis, the proposed extension is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.5 When assessing the impact of the proposal on the residential amenity, it is important to note that the application site already benefits from a single storey conservatory to the rear which extends approximately 3.8 metres beyond the rear wall of the original dwellinghouse. On this basis, any potential impact upon residential amenity can only be assessed in addition to the structures currently evident on site. Taking this into consideration, the proposed extension will exceed a further 0.7 metres (approximate) beyond the existing conservatory at 57 High Lawn Way.
- 7.6 Due to the proposal being sited to the north, there will be no adverse impact on the occupiers of the properties to the south.
- 7.7 The application site backs onto a wooded area and therefore there are no properties to the north that would be impacted.
- 7.8 The extension is to be sited close to the boundary lines with the properties to the east and west (55 & 59 High Lawn Way). The submitted plans show no windows are to be placed within the side elevations, and therefore will not result in an increase in overlooking to either of the neighbouring properties.
- 7.9 No. 55 to the west benefits from a rear extension, which has double doors and a window overlooking the rear garden. Within the garden, and crossing the boundary of the application site and No. 55 is a brick built shed, which is internally divided into two, to provide storage for both properties. It is not considered that the proposal will have a significant impact on the light available to this neighbouring property.
- 7.10 The property to the east (No. 59) has not been extended to the rear and has a door and window providing light and access to the kitchen. A 45 degree test has been carried out to assess the additional impact on light when comparing the existing conservatory with the proposed extension. It is accepted that there will be a slight increase in loss of light to the window, however the door will not be impacted. Furthermore it is not considered that this minimal increase in light reduction could justify the refusal of this application.
- 7.11 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/18/00570 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:

Existing and proposed plans and elevations - 18046/001P

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.