
Site Address:	5 New Lane, Havant, PO9 2JJ		
Proposal:	Single storey rear extension.		
Application No:	APP/18/00067	Expiry Date:	13/03/2018
Applicant:	Mr Robinson		
Agent:	Mr P Walker	Case Officer:	Emma Chisnall
	Island Design		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 5 New Lane is a detached two storey dwelling situated towards the south end of New Lane in Havant. The dwellinghouse is constructed of a mixture of pebbledash, facing brickwork and concrete tiles and is on a lower position of land when compared to the neighbouring dwelling to the north No 7. The dwellinghouse has an adequate amenity space to the front which is laid as gravel for the provision of parking two cars. The curtilage boundary is constructed of 2m hedging. To the rear the amenity space is extensive in size and laid as lawn with a curtilage boundary constructed of 1.8m timber fencing and part hedging of a similar height.

2 Planning History

02/52283/003 - First floor side extension over existing garage (re-submission)., PERM,20/12/2002
02/52283/002 - First floor side extension over existing garage., REF,11/04/2002

3 Proposal

- 3.1 Single storey rear extension.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

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. Informative requested in relation to connection to the public foul or surface water sewer. Advice given in relation to surface water drainage.

Planning Officer Comment: An informative will be included with the decision referencing Southern Waters requirements.

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: 3

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 proposed to No 5 shall be positioned to the rear of the dwellinghouse and shall be completely screened from the public realm therefore protecting the character and appearance of the area from the streetscene of New Lane. Matching materials are proposed to be used which shall ensure the development looks in keeping to No 5. The works are proposed to be in line with the side elevation to the south and set in from the north which combined with the proposed single storey height and hip roof is considered to produce a development with a modest mass and bulk which achieves a subservient appearance on No 5. The works are therefore considered to result in a limited and acceptable impact on the character and appearance of the 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 dwellings that have the potential to be impacted as a result of the development

would be the adjacent neighbours to the north No 7 and to the south No 3a however it is noted that no letters of objection have been received as part of the proposal.

- 7.6 The works are proposed to be in line with the side elevation to the south of No 5 which would retain a separation distance of approximately 2m between the development and common boundary which complies with the Boroughs Design Guide and is considered to be acceptable. The works shall be hipped away from the south and west elevation of the development which would soften the visual impact of the development further and coupled with sufficient screening in place between the neighbouring dwellings the impact caused is considered to be limited. The works are also to the north of No 3a and as such light levels are considered to be protected as a result and the development is considered to be acceptable. A window is proposed in the existing side elevation of No 5 however this is over 1.7m and complies with Permitted Development Rights meaning that planning permission is not required to carry out this work.
- 7.7 The neighbouring dwellinghouse to the north No 7 is positioned on a higher level of ground when compared to No 5 which would help reduce the visual impact of the proposed development. Although to the south of the dwellinghouse the works shall be set off the shared boundary by a minimum of approximately 1.5m and from being single storey in height and hipped away from the neighbouring dwelling the impact caused is considered to not be significant enough to warrant a refusal of planning permission.
- 7.8 Consequently, it is considered that the proposal is unlikely to 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/18/00067 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 Ground Floor Plan: Received 15.01.2018
Section Drawing Plan: Received 15.01.2018
Proposed Elevations Plan: Received 15.01.2018
Site/Location Plan: Reference OI1192139

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.