
Site Address:	30 Manor Close, Havant, PO9 1BD		
Proposal:	Single storey side extension.		
Application No:	APP/18/00588	Expiry Date:	06/08/2018
Applicant:	Mr Piper		
Agent:	Mrs Piper	Case Officer:	Bee Crawford
	Cooper & Withycombe Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with a detached garage to the rear. It has a brown tiled pitched and hipped roof and elevations of cream painted brickwork situated in St Faiths Conservation Area. The site is level with pedestrian access only to the front and vehicular access to the rear, leading to a concrete parking area and the garage. The site is open to the front with grass and shrubs and the rear garden is mainly laid to lawn enclosed to all boundaries with walls and fencing ranging in height from 1.8 metres to 2 metres.
- 1.2 The adjoining two storey semi-detached property is to the south, a pair of two storey semi-detached properties are to the north, a detached two storey dwelling is opposite and the entrance to Waitrose car park is to the rear. The area is of medium density with a mixture of two storey semi-detached and detached properties of similar age, style and design and commercial properties, reflecting the nature of the Conservation Area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a 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)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Principal Conservation Officer No objection

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.

NB: Condition recommended.

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: 1

Statutory advertisement: 22/06/2018

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) Appropriateness of the design and impact on the streetscene
- (iii) Effect on the conservation area
- (iv) Effect on the 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 control criteria.

(ii) Appropriateness of the design and impact on the streetscene

- 7.3 The application site has pedestrian access only to the front and the proposal is set back approximately 9.5 metres from the front of the site and 11 metres from the rear boundary of the site and would be partially visible from the public realm. The development is to the side of the property, set back 3.15 metres from the front elevation and projecting 3 metres beyond the rear elevation with a total depth of 8.2 metres. It would result in a reasonable increase to the original footprint of the property however it is considered that this can be comfortably accommodated within the extent of the site, with sufficient amenity space retained within the rear garden area.
- 7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on the conservation area

- 7.5 The property is an unlisted building in St Faiths conservation area. The Council's Principal Conservation Officer raised no objection to the scheme and is of the view that the proposal is in keeping with existing property, would not appear overly dominant and is of a scale that would conserve the character and setting of the conservation area. A design, access and heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations).

(iv) Effect on the neighbouring properties

- 7.6 The proposal is to be situated to the side of the property projecting away from the northern boundary with a minimum distance of 1 metre and a maximum distance of 2 metres, with the side elevation of the extension to the neighbouring property at number 29 a further metre away. There is one high level window in the northern elevation of the extension, although there are no windows in the southern elevation of the extension at number 29. The roof is hipped and pitched to the front section of the extension and flat with a roof lantern to the rear section which extends beyond the rear elevation of the property and is of a modest height.
- 7.7 There are bi-fold doors in the southern elevation of the property, however it is 5.7 metres away from the boundary with number 31 Manor Close and is judged any impact would be negligible. It is therefore considered that the development is unlikely to lead to an increase in any perception of overlooking to either neighbouring property.
- 7.8 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, 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 would conserve the character and appearance of St Faiths Conservation Area. It is therefore considered to be acceptable and is recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00588 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 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the approved details.
Reason: In order to safeguard the conservation area and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 01 Existing floor and elevations plans
Drg no. 02 Proposed floor and elevations plans
Drg no. 03 Location plan
Drg no. 04 Proposed block plan
Design, access and heritage statement June 2018

Reason: - To ensure provision of a satisfactory development.