
Site Address:	43 Langstone Road, Havant, PO9 1RB		
Proposal:	Single storey rear extension.		
Application No:	APP/18/00514	Expiry Date:	11/07/2018
Applicant:	Mr & Mrs James		
Agent:	Mr S Male	Case Officer:	Emma Chisnall
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 43 Langstone Road is a large two storey dwellinghouse situated on level ground in Havant. The dwellinghouse has a period like appearance with gable roof features above the windows and is constructed of facing brickwork and concrete tiles. Render is present to the front first floor elevation.
- 1.2 The dwellinghouse is situated in a generously sized plot with a large amenity space to the front which is divided between hard-surfacing to accommodate three cars on site and lawn. The curtilage boundary is constructed of a mixture of 1m brick wall, varying heights of hedging and 1.8m timber fencing.
- 1.3 To the rear the amenity space is large in size, laid as lawn and surrounded by a 1.8m-2.5m brick wall and high level hedging curtilage boundary.

2 Planning History

None

3 Proposal

- 3.1 Single storey rear extension.
- 3.2 The works propose the demolition of the existing conservatory and the development of a solid extension in its place.

4 Policy Considerations

National Planning Policy Framework 2012

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

Arboriculturalist

No objection

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: 4

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 development at No 43 shall replace an existing conservatory to the rear of the dwellinghouse. The proposed extension shall not be as wide as the existing conservatory and from being positioned to the rear of the dwellinghouse would be completely screened from the public realm and Havant Road. Development is present along the rear elevations of the dwellings in Havant Road and therefore the works proposed at No 43 are considered to not look significantly out of place.

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 works have the potential to impact the adjacent neighbours No 45 and No 41

Havant Road.

- 7.6 The works proposed to No 43 have the potential to be partly viewable from the neighbouring dwelling to the north No 41 as there is a gap between the rear elevation of No 43 and the current garage. However, the replacement of the conservatory with the solid extension shall not change this viewpoint significantly and shall be in the same position to a similar height with a door placed to the north side elevation to reflect the existing development. The additional impact caused by this is considered to result in a limited and acceptable impact on No 41 and the works are considered to be acceptable.
- 7.7 The works proposed to No 43 shall replace an existing conservatory but shall have a reduced width meaning that the proposed extension shall be set off the shared boundary with the neighbouring dwelling to the south No 45 at a greater distance improving the current relationship between the properties. Although the proposed extension would be modestly higher the works shall be set off the shared boundary with No 45 by approximately 5m which is considered a suitable distance for the development to not cause an un-neighbourly impact which would comply with the Borough's Design Guide. Full length windows are proposed within the south side elevation but it is considered that with the distance between the dwellings coupled with the significant screening between them that on balance, no over-looking or a loss of privacy would occur as a result.
- 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). 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/18/00514 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 Floor, Elevation and Section Plan: Drawing No 18/3/12B
Existing Floor and Elevation Plan with Location Plan and Proposed Block Plan: Drawing No 18/3/1

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.