
Site Address: 16 Fushia Close, Havant, PO9 2FR
Proposal: Single storey rear extension (following demolition of conservatory).
Application No: APP/18/00363 Expiry Date: 30/05/2018
Applicant: Ms and Mr L Stewart and P
Stevenson
Agent: Mr S Barlow Case Officer: Karen Wooden
The Steven Barlow Partnership
Ward: St Faiths
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached house, with an attached garage with room above. The front of the property comprises a small lawned area and hardsurfacing with provides off road parking for 3 vehicles. There are no boundary treatments separating the property with the public highway.
- 1.2 The property is located to the north east of the hammerhead of Fushia Close and backs on to open land. The streetscene comprises of detached and semi detached modern properties, varying in style and design.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Single storey rear extension (following demolition of conservatory).

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 No consultees required for this application.

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. The proposal falls within the criteria for Permitted Development, however the PD rights for extensions was withdrawn subject to Condition 8 of planning application 95/55725/001 and therefore approval is required.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed extension is to be sited to the rear of the property and as such will not be readily visible from the public domain. Notwithstanding this, the proposed materials to the elevations are to match those of the existing dwelling.

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 proposed extension is to replace the existing conservatory. Due to the location, the property only has neighbouring properties to the north west (No. 18) and the south east (No. 14). The principal elevation of No. 18 Fushia Close is, by virtue of the staggered layout of the properties, set in excess of 4m further forward than the application site. Additionally the proposed extension is to be approximately 4.5m back from the boundary line with the neighbouring property and it is not considered that the extension would cause significant overlooking or loss of light to the occupiers.

7.6 No. 14 Fushia Close is a detached house with an attached garage which runs along the boundary line with the application site. The proposed extension will be sited approximately 4m from the main dwelling of No. 14. The plans show there are to be no windows or doors inserted into the south eastern elevation, with the exception of

skylights to the roofslope of the extension.

- 7.5 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/18/00363 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:

Block and location plans - D.0581.001

Existing indicative ground and first floor plans, site plan and roof plan - D.0581.002 (rev 01)

Existing indicative elevations - D.0581.003

Proposed indicative ground and first floor plans, site plan and roof plan - D.0581.004 (rev 01)

Proposed indicative elevations - D.0581.005

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.