
Site Address:	9 The Drive, Havant, PO9 2BY		
Proposal:	First floor rear extension.		
Application No:	APP/17/00612	Expiry Date:	07/08/2017
Applicant:	Mr & Mrs Hobson		
Agent:	Mr Page	Case Officer:	Emma Chisnall
	GRP Architectural Design		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 9 The Drive is a semi detached dwelling situated centrally within the road in Havant. The dwellinghouse is on level ground and is constructed of facing brickwork and concrete tiles with a part two storey extension to the side, single storey extension and conservatory to the rear. No 9 is situated in a mixed streetscene where there is no uniform pattern of development and multiple examples of extensions being added. The amenity space to the rear is adequate in size with paving and an outhouse in position along the west boundary. The remaining curtilage boundary is constructed of 1.8m timber fencing. To the front No 9 has a modestly sized amenity space surrounded with a low brick wall along the curtilage boundary.

2 Planning History

03/68422/000 - Two storey extension to side (west) elevation., PERM,24/06/2003

3 Proposal

First floor rear extension.

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

None

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 9 would be in position to the rear of the dwellinghouse and therefore screened from the public realm and streetscene, maintaining the visual appearance of No 9 from the front.

7.4 Plans have been amended that alter the roof shape of the proposed extension to be hipped which is considered to reflect the existing rooflines on No 9 and make the works look in keeping to the dwellinghouse.

7.5 Although the works would form a first floor extension to the rear of No 9 the extension is considered to be modest in size. It is also noted that multiple examples of development are present to the rear of the dwellinghouses along the road and therefore the works proposed to No 9 are not considered to be out of keeping. Therefore the impact caused as a result is limited and acceptable.

7.6 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

- 7.7 The works proposed to No 9 are considered to be set sufficiently away from the boundary to the west by approximately 2m which would ensure the total gap between the proposed works and No 8 would be approximately 5m. It is considered that with this distance and due to the works being to the east of No 8 that the proposed development would not lead to a significant loss of outlook at No 8 nor cause an unacceptable loss of light resulting in a limited and acceptable impact.
- 7.8 The proposed extension is to the west of No 10 The Drive and would be set off the first floor window by approximately 2.5m. The 45 degree line has been applied and results show that the development would not contribute to an unacceptable loss of light to No 10 and is considered to be set sufficiently away and to be a modest depth to ensure that the development does not impact the outlook from the neighbouring dwellinghouse. It is therefore considered that proposed development would not lead to a significant loss of neighbouring amenity levels and can be considered acceptable.
- 7.9 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/17/00612 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Proposed Block Plan: Drawing No 17123 PL303
Proposed First Floor Plan: Drawing No 17123 PL301 Rev A
Proposed Elevations Plan: Drawing No 17123 PL302 Rev B

Reason: - To ensure provision of a satisfactory development.

