
Site Address:	12 North Close, Havant, PO9 2TE		
Proposal:	Single storey side extension.		
Application No:	APP/17/00913	Expiry Date:	16/10/2017
Applicant:	Mr Cartwright		
Agent:	Mr Phillips	Case Officer:	Harriet Pitney
	SCP Designs		
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey, semi-detached, residential dwellinghouse, located to the north west side of North Close comprising rendered elevations with a tiled pitched roof.

The property benefits from open vehicular access to the hard surfaced front driveway which provides adequate offroad parking provision as well as access to the existing single storey garage to the rear.

The rear garden of the property is enclosed by a timber fence which is screened by a variety of established shrubs and vegetation. The rear boundary is further screened by a variety of mature trees.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a similar age, albeit varied in terms of their size, scale and design.

2 Planning History

None

3 Proposal

This application is for the erection of a single storey extension to the side (southern) elevation of 12 North Close.

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)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Countryside Access Team

No comments received.

Environment Agency

No comments received.

Open Space Society

No comments received.

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

Summary: No representations received.

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 to be acceptable in principle subject to development management criteria.

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

7.3 It is acknowledged that the single storey extension subject of this application would be relatively visible from the public realm and the streetscene of North Close by virtue of its position to the side (south) elevation of the main dwelling. However, it is important to note that the main dwelling is set back from the main highway by approximately 13.5 metres, reducing the visual prominence of the proposed extension from the main streetscene.

7.4 The application site benefits from a generous proportion of space between the side wall of the main dwelling and the shared boundary with the adjacent neighbouring property (No. 11 North Close) and on this basis, it is considered that the design and appearance of the proposed extension is deemed to be appropriate when considered in context with

the main dwelling and one which respects the existing built form. Furthermore, it is important to note that the single storey garage which exists to the rear of the property is proposed for demolition in order to facilitate the proposed extension (albeit still retaining a small store area) which will significantly reduce the building bulk and mass to this elevation, thus still maintaining the degree of openness and separation which currently exists.

- 7.5 It is important to acknowledge that many other properties within North Close benefit from single storey extensions to the side of their properties and as such a precedent has been set within the immediate vicinity for this type of development. On this basis, it is considered that the proposal is acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and would be unlikely to result in any adverse impact on the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

- 7.6 No.12 North Close is one of a pair of semi-detached dwellings positioned on an angled orientation in the north west corner of North Close. On this basis, the only property likely to be affected by the proposed extension is the adjacent neighbouring property to the south (11 North Close) by virtue of the position of the extension to the southern elevation. The single storey detached garage which currently exists on site is proposed for demolition (with the creation of a small store area in its replacement) in order to facilitate the proposed extension. The existing garage is currently positioned immediately adjacent to the shared boundary with No.11 in line with the neighbours garage. The proposed extension would be sited approximately 3 metres away from the shared boundary with No.11 and set back by approximately 2 metres from the principal elevation to reflect the angled orientation of the property and minimise any impact on the adjacent neighbouring property.
- 7.7 Whilst there are no windows proposed within the southern elevation of the extension, there is a single door proposed which does have the potential to generate some level of activity alongside the adjacent neighbouring property. However, it is acknowledged that No.11 benefit from a similar arrangement with a door and windows positioned within the northern elevation of their property. When taking into account the separation distances which will be maintained between the proposed extension and the shared boundary, it is not considered that this would result in any additional overlooking or loss of privacy which would be detrimental to No.11 North Close.
- 7.8 There are no residential properties to the rear of the application site which is screened by a variety of mature trees.
- 7.9 Consequently, it is considered that the proposal is unlikely to appear overbearing, result in any loss of light or generate overlooking and would have a limited and acceptable impact on the adjacent neighbouring property (No.11 North Close). The proposed development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.10 It is noted that no letters of objection were received in relation to this application.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00913 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 be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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:

Site location plan (Drawing No: 3667-2/2 Rev A)- received 22nd August 2017

Block plan (Drawing No: 3667-2/2 Rev A)- received 22nd August 2017

Existing floor plans and elevations (Drawing No: 3667-1/2)- received 22nd August 2017

Proposed floor plans and elevations (Drawing No: 3667-2/2)- received 22nd August 2017

Reason: - To ensure provision of a satisfactory development.