
Site Address:	27 Littleton Grove, Havant, PO9 5HH		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00777	Expiry Date:	15/09/2017
Applicant:	Mr & Mrs Golden		
Agent:	Mr Critchley	Case Officer:	Karen Wooden
	Martin Critchley, Architect		
Ward:	Battins		
Site Visit Date:	21/08/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential cul-de-sac in Leigh Park and forms a mid-terrace property of brick and tile construction. The site backs onto a public footpath, close to the junction of Petersfield Road and Stockheath Road. The rear garden of the site is enclosed by a 1.8m high fence, and benefits from some natural screening.

There is currently a conservatory to the rear of the house, and rear alterations have been made to the two dwellings to the west, No's 29 & 31 Littleton Grove.

2 Planning History

2.1 No relevant planning history.

3 Proposal

Single storey rear 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
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.

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

7.3 The proposed extension will not be visible from Littleton Grove, however the rear elevation of the property is visible when travelling northwards along the Petersfield Road and from Stockheath Road. The property the subject of this application is similar in style to those within close proximity to the site. However many have been altered, with a two storey side extension, single storey rear extension, and solar panels being visible on properties within the same terrace as the application site. The proposed extension is to be rendered cream, which will be in-keeping with the rendered sections of The Heron public house which is sited to the south, the subway/underpass, and the flats located to the north. Other examples of render can also be found on properties facing the Petersfield Road.

7.4 The proposed extension will extend approximately 2.2m further than the existing conservatory, and will have a roof line height of 2.95m. These measurements fall below those which could be constructed under the Permitted Development (Prior Notification) scheme.

7.5 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

7.6 The proposed siting for the extension is close to the boundary line with No. 25 Littleton Grove. The extension will have no windows to this elevation and therefore will not impact the occupiers in terms of overlooking. A 45 degree angle test indicates that the extension falls within the overshadowing zone of the rear window, however this would

also apply if the extension were to be built under the tolerances of Permitted Development. It is therefore considered that the impact from the proposal will be no greater than one to which we would have no control.

- 7.7 The adjacent property to the west (29 Littleton Grove) has an extension to the rear of the property. As typically within properties throughout Leigh Park, brick built sheds are found on the boundary line between the two properties, which, along with 2m fencing acts as the boundary treatment. Therefore it is not considered that the insertion of a window and door to the western elevation will create any overlooking to this neighbouring property.
- 7.5 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/17/00777 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:

Location and block plan - 17071 - 101
Existing floor plans - 17071 -201 (rev A)
Existing elevations - 17071 - 301
Proposed floor plans - 17071 - 401 (rev B)
Proposed elevations - 17071 - 501 (rev B)

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved plans and details. The render is to be cream in colour 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.

