
Site Address:	13 New Lane, Havant, PO9 2JJ		
Proposal:	Single storey rear extension with rooflights.		
Application No:	APP/17/00497	Expiry Date:	04/07/2017
Applicant:	Mr Comlay		
Agent:	Mr Guy	Case Officer:	Bee Crawford
	BESPRAK : Architects + Interior Designers		
Ward:	St Faiths		
Site Visit Date:	23/05/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached property and attached garage, it has a brown tiled pitched roof and elevations of red multibrick and pebble dash render. The site is level with open vehicular access to the front leading to an area of block paving, grass and shrubs, enclosed with a hedge and shrubs in excess of 2 metres high and 1.8 metre high fencing. The rear garden is approximately 35 metres deep and is mainly laid to lawn with trees, shrubs, a greenhouse and vegetable patch enclose to all boundaries with fencing ranging in height from 1.4 to 1.8 metres and mature trees and shrubs.
- 1.2 A detached two storey property is to the north, a detached chalet style property is to the south and the front garden of a property in Old Copse Road is to the rear. The area is of low to medium density with detached and semi-detached two storey properties, bungalows and chalet bungalows of a similar and different age, style and design.

2 Planning History

95/56894/002 - Two storey rear extension, permitted 10/08/1995.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension with rooflights.

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
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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 property is situated on a generous plot set back approximately 10 metres from the front boundary, and consequently the proposed rear extension would not be visible from the public realm. The proposal extends across the width of the property and the maximum depth is 9.1 metres to the northern elevation, reducing to 5.7 metres to the southern elevation with a flat roof to a height of 3.15 metres. The development would result in a reasonable increase to the original footprint of the property, although it can be comfortably accommodated within the extent of the site. It is noted the 9.1 metre depth is 1.1 metres more than which would be allowed under the prior notification process, and includes a covered area to the rear of the property.

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 development is a continuation of the existing dwelling and whilst the depth of the

proposal is 9.1 metres to the northern elevation, it does not project beyond the side elevation of the existing property, maintaining the distance of 1.1 metres to the northern boundary and is of a modest height. The southern elevation of the neighbouring property is a further 4 metres from the shared boundary. In addition, a large outbuilding is situated close to this boundary, approximately 2 metres from the rear elevation of this neighbouring property. The plans indicate the two new windows and door in the northern elevation of the proposal will be fitted with obscure glazing and will be partially screened by the existing 1.8 metre high fencing. It is therefore considered the impact on the property to the north will be negligible.

- 7.6 The bi-fold doors in the southern elevation of the extension are approximately 10 metres from the southern boundary of the property with the northern elevation of the neighbouring property a further 5 metres from this boundary. There is also extensive mature screening to this boundary, consequently it is deemed there would be no harmful degree of impact to this property. The property to the rear is more than 25 metres away from the rear elevation of the proposal.
- 7.7 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/17/00497 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 stated under Section 11 (Materials) of the application form.
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 plan
Drg no. 01 Existing ground floor plan

Drg no. 02 Existing first floor plan
Drg no. 03 Existing roof plan
Drg no. 04 Existing rear elevation plan
Drg no. 05 Existing side elevations plan
Drg no. 12b Proposed ground floor plan
Drg no. 13a Proposed first floor plan
Drg no. 13b Proposed first floor plan
Drg no. 14b Proposed rear elevation plan
Drg no. 15a Proposed side elevaiton plan
Drg no. 16b Proposed side elevation plan
Drg no. 17 Proposed block plan

Reason: - To ensure provision of a satisfactory development.