
Site Address:	8 Lodge Road, Havant, PO9 3LL		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00809	Expiry Date:	25/09/2017
Applicant:	Mr & Mrs Bond		
Agent:	Mr Critchley	Case Officer:	Harriet Pitney
	Martin Critchley, Architect		
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached, residential dwelling located on the eastern side of Lodge Road comprising elevations of brick construction with a tiled pitched roof.

Open vehicular access to the front driveway is provided for which accommodates offroad parking for one vehicle as well as access to the single storey garage.

The rear garden is primarily laid to lawn and enclosed by a variety of boundary treatments, comprising an established hedgerow to the side (southern boundary) and a brick wall/fence to the side (northern) and rear (eastern) boundaries.

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

2 Planning History

APP/10/00277 - Tree Works. , UNK,

3 Proposal

This application is for the erection of a single storey extension to the rear of 8 Lodge Road.

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

Not required in relation to 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: 6

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 the usual development management criteria.

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

7.3 The proposed extension would not be readily visible from the public realm by virtue of its position to the rear of the application site. On this basis, it is not considered that the proposed development would result in any impact which would be considered harmful to the character and appearance of the area.

7.4 Notwithstanding the above, it is considered that the design and appearance of the proposal is deemed appropriate in context to the main dwelling and respects the existing built form. As such, the proposed extension is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is not considered that the scheme would result in any impact which would be likely to have an adverse impact on the visual amenity of the locality or the street scene of Lodge Road.

(iii) Effect on neighbouring properties

7.5 When assessing the impact of the proposed development on the neighbouring amenity of the adjacent and surrounding residential properties, it is important to acknowledge that the application site already benefits from a single storey extension to the rear. On this basis, the impact of the replacement extension can only be assessed additional to what is currently evident on site.

- 7.6 It is also important to acknowledge that the adjacent neighbouring property (No.6 Lodge Road) also benefits from a single storey extension to the rear, whereby the proposed extension would only extend beyond this development by approximately 1 metre. Overall, the development proposes a 1.5 metre increase in depth to what is currently evident on site. Furthermore, the replacement extension would not propose any significant increase in height and proposes to mirror the height of the existing extension albeit with the addition of a roof light.
- 7.7 The application site is relatively well screened from the adjacent neighbouring property (No.6 Lodge Road) by an established hedgerow and on this basis, taking into account the slight increase in depth and minimal increase in height, it is not considered that the proposed replacement extension would have a significant adverse impact on the neighbouring amenity of this property.
- 7.8 The proposed extension would be sited in excess of 9 metres away from the other adjacent neighbouring property (No. 10 Lodge Road) as well as a significant distance away from the properties to the rear and on this basis would be unlikely to result in any detrimental impact on neighbour amenity.
- 7.9 Overall, it is considered that the proposal is unlikely to appear overbearing or lead to any overlooking or loss of light and would therefore have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties to the rear. The development therefore meets the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.10 It is noted that 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 a 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/17/00809 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:

Site location and block plan (17067-1010)- received 31st July 2017
Existing elevations (17067-3010)- received 31st July 2017
Existing floor plans (17067-2010)- received 31st July 2017
Proposed elevations (17067-501D)- received 31st July 2017
Proposed floor plans (17067-401D)- received 31st July 2017

Reason: - To ensure provision of a satisfactory development.