
Site Address:	37 New Lane, Havant, PO9 2JJ		
Proposal:	Single storey rear and side extension.		
Application No:	APP/17/00515	Expiry Date:	21/07/2017
Applicant:	Mr Dupas		
Agent:	Mr Page	Case Officer:	Emma Chisnall
	GRP Architectural Design		
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 37 New Lane is a chalet style bungalow situated in Havant and constructed of a mixture of facing brickwork and tile hanging with a concrete tiled roof. The dwellinghouse has a generous amenity space to the front and is situated away from the highway on slightly sloped land from east to west. The amenity space to the front is laid as lawn to the north but is hard-surfaced to the south which runs from the front of the curtilage along the front elevation of the dwellinghouse ending at the garage in position to the rear west side of No 37. Therefore the site is able to accommodate multiple cars onsite.
- 1.2 The curtilage boundary to the front of No 37 is constructed of low brickwork meaning the dwellinghouse has an open and viewable presence on the streetscene. To the rear the amenity space is extensive in size and surrounded along the northern boundary by 1.8m timber fencing with the garage along the southern boundary forming part of the curtilage at 2.5m high which then drops to open fencing approximately 1m high.

2 Planning History

None

3 Proposal

Single storey rear and side extension.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

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: 5

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 37 shall be located in the majority to the rear of the dwellinghouse with part of the development extending forward of the existing garage to form a wrap around extension. Although part of the development shall be viewable from the streetscene the works shall be set back from the highway by approximately 19m and coupled with the works being single storey in height and with a flat roof, the visual appearance of the development on the streetscene is considered to not be significant and results in an acceptable impact to the character of the area.

7.4 No 37 is located within a streetscene containing varied dwellings that differ in style, size and design and therefore the works are considered to not disrupt a uniform pattern of housing nor look significantly out of place. Examples of rear development are present with the neighbouring dwelling No 39 having a rear conservatory. The mass and bulk of the proposed development is considered to be acceptable creating a subservient appearance on No 37 which accords with the Borough Design Guide.

7.4 Materials are proposed to be matching to that of the existing dwelling which would help ensure the development looks in keeping to No 37 and not out of place within the streetscene.

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 development at No 37 is to the west rear side and south side elevation of the dwellinghouse. No 37 is located in an application site where the rear amenity space is extensive in size and therefore the works are considered to retain an acceptable amenity space for the current and any future occupiers of the dwellinghouse.
- 7.7 The proposed development at No 37 is single storey in height with a flat roof and overall height of 2.9m. The works proposed to the rear of No 37 shall be set off the shared boundary with No 39 by approximately 1.5m and the dwellinghouse by 3.5m. Due to the distance that the works shall be set away from No 39 and that the works are single storey in height, the works are considered to not adversely impact the outlook of No 39 and would result in a limited and acceptable impact. Although the works are to the south side of No 39 due to the adequate screening between the two dwellings and the fact that the works shall be single storey in height and set off the shared boundary, the development is considered to not impact light levels nor create shadowing on No 39. No new windows are proposed along this side elevation therefore protecting privacy levels. On balance therefore the development is considered to result in an acceptable impact.
- 7.8 The development has the potential to impact the outlook of No 35 to the south as the development is up to the shared boundary line between the dwellinghouses and has the majority of the development alongside it. Plans have been amended that include a 90 degree cut in at the rear south elevation by 1m each way to reduce the impact caused to the outlook of the single serving window in the rear elevation of No 35. A site visit was performed to No 35 and it was established that the use of the single window along the rear elevation in closest proximity to No 37 is as a utility room which is not a primary habitable room. It is considered that on balance therefore that the amended plan, alongside the use of the room and that the development at No 37 shall be the north side of the dwellinghouse should ensure that the works do not create an unacceptable impact that would warrant the refusal of planning permission. It is also noted that no objection was made by the neighbour and that sufficient screening in the form of a brick wall approximately 2m high lies between the works and No 35. Therefore the development 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/17/00515 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 17118 PL303 Rev C

Proposed Elevations Plan: Drawing No 17118 PL302 Rev B

Proposed First Floor Plan: Drawing No 17118 PL301

Proposed Ground Floor Plan: Drawing No 17118 PL300 Rev C

Reason: - To ensure provision of a satisfactory development.