
Site Address:	43 Eastern Road, Havant, PO9 2JF		
Proposal:	Single Storey Rear Extension		
Application No:	APP/17/01142	Expiry Date:	18/12/2017
Applicant:	Mr Henderson		
Agent:	Mr Murray	Case Officer:	Harriet Pitney
	Tim Murray		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey, end of terrace, residential dwelling located at the eastern end of Eastern Road, comprising elevations of brick construction with a tiled pitched roof.

The property is accessed via a private driveway off of Eastern Road which comprises a terrace of 13 residential dwellings. The application site forms the end of the terrace immediately adjacent to Kenwood Business Park. The properties within this terrace benefit from private amenity space to the front of the property (immediately adjacent to the railway line) as well as open vehicular access to the rear. The property also benefits from a private courtyard area to the rear which is currently paved.

The railway line lies to the south of the application site and Kenwood Business Park to the north and east.

2 Planning History

None relevant

3 Proposal

This application is for a single storey extension to the rear of 43 Eastern 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
AL1 (Presumption in Favour of Sustainable Development)

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: 1

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 The application site is located within a terrace of 13 dwellings which are accessed via a private driveway off of Eastern Road. The application site forms the end of the terrace at the eastern end (immediately adjacent to the site boundary with Kenwood Business Park).

7.4 The property has an unusual arrangement whereby what would be associated as the "private amenity space to the rear" is located to the front of the property, with a private courtyard to the rear of the property which can be accessed via a private driveway. On this basis, it is not considered that the proposed extension by virtue of its location would be readily visible from the public realm or streetscene of Eastern Road and would not result in any impact which would be considered detrimental to the visual amenity of the area or character and appearance of Eastern Road.

7.5 Notwithstanding the above, it is considered that the proposed size, scale and design of the extension is deemed to be appropriate in context with the main dwellinghouse and respects the existing built form. It is also important to acknowledge that there are

other examples within this terrace of properties where single storey extensions to the rear have been provided and as such a precedent has already been set for this type of development within the terrace.

- 7.6 On this basis, it is considered that the proposed development would meet the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the proposed development would result in any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 This application has been the subject of amended plans by virtue of the fact that the initial proposal submitted raised concerns in respect of the impact on the adjacent neighbouring property (No.41 Eastern Road). This was due to its location which extended up to the shared boundary with this property and was considered to result in a tunneling effect which would be overbearing and likely to result in significant loss of light to this neighbour.
- 7.8 Having raised these concerns directly with the agent, revised proposals were submitted which sought to alter the location of the proposed extension to the eastern side of the main dwelling. The result of this is such that a distance of approximately 4 metres would be retained between the side wall of the proposed extension and the side wall of the adjacent neighbouring property which would avoid any tunneling affect and significant loss of light to this property. A 45 degree light test has been undertaken in accordance with Havant Borough Councils Design Guidance on this basis which has revealed that the revised proposal would not result in any significant loss of light to the adjacent neighbour.
- 7.9 Furthermore, there are no windows proposed within the side (western) elevation of the proposed extension, apart from a velux window within the roof slope, and as such the development is not considered to result in any loss of privacy or create any additional overlooking as a result of the extension. A condition has been recommended on this basis which restricts the installation of any additional windows within the western elevation without the prior written approval of the Local Planning Authority.
- 7.10 Whilst it is acknowledged that the proposed extension is now located to the eastern boundary (adjacent to Kenwood Business Park), the eastern boundary is relatively well screened from the public realm by a variety of established shrubs and vegetation and on this basis it is not considered that the proposed extension would result in any impact which would be considered harmful to the neighbouring amenity of Kenwood Business Park.
- 7.11 Consequently, it is considered that the proposal is unlikely to appear overbearing, result in any additional overlooking/loss of privacy and would have a limited and acceptable impact on the properties immediately adjacent to the application site. The development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.12 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, would not visually detract from the character and

appearance of the area 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/17/01142 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or doors shall be constructed within the western elevation of the extension hereby approved without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy).
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan (17/39/4)- received 23rd October 2017

Amended block plan (17/39/3)- received 24th November 2017

Amended existing and proposed floor plans and elevations (17/39/2)- received 24th November 2017

Reason: - To ensure provision of a satisfactory development.