
Site Address: 65 Hooks Farm Way, Havant, PO9 3DY
Proposal: Two storey side extension and insertion of 2No. rooflights.
Application No: APP/17/00782 Expiry Date: 14/11/2017
Applicant: Mrs Elliot
Agent: Mr Reading Case Officer: Karen Wooden
 Skyline Design Services
Ward: Bedhampton
Site Visit Date: 06/11/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terrace property with brick elevations and a hung tiled roof in a style typical of the locality.
- 1.2 The house has previously been extended, with a single storey extension to both the front and rear.
- 1.3 Within the vicinity of the application site it is evident that many properties have been altered from the original built form, including rear, side and front extensions, and dormer windows.

2 Planning History

- 2.1 89/52963 - Single storey rear extension and pitched roof over existing porch and bay at front (as amended by plans received 28.2.89)

3 Proposal

Two storey side extension and insertion of 2No. rooflights, alterations to the roof of the existing 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

Developer Services, Southern Water
No comments received

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: 4

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 tiled roof to the existing rear extension will not be visible from the streetscene. Notwithstanding this, the tiles to be used will be of a similar style to those used on the existing dwellinghouse and is therefore deemed to be appropriate.

7.4 The proposed new pitched tiled roof to the existing single storey front extension is considered to be a visual improvement to the current flat roof. The materials to be used will be similar in style to the host dwelling.

7.5 Other properties within the streetscene have varying degrees of alterations and extensions, removing any original symmetry. The two storey side extension is to have a lower ridge height than the main dwellinghouse, ensuring that it appears subservient to the main building and will not dominate the main frontage. The materials to be used are to be similar to the host dwelling.

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 main dwellinghouse to the south east of the site (No. 63 Hooks Farm Way) is set approximately 2.5m in from the shared boundary. The proposed two storey extension will have no windows to the south eastern elevation, and will be set approximately 1.7m forward of the rear building line. It is not considered that any element of the scheme will result in a significant impact on the occupiers of this neighbouring property.

- 7.7 The proposed side extension will not be visible from the adjoining property (No. 67 Hooks Farm Way). It is not considered that the addition of pitched roofs to the existing front and rear extensions will have an impact on this neighbouring property in terms of loss of light.
- 7.8 Consequently, it is considered that the proposal will not 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/17/00782 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:
Proposed and existing plans - 3024-01
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved plans and details 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.