
Site Address:	2 Trosnant Road, Havant, PO9 3BA		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00268	Expiry Date:	12/05/2017
Applicant:	Mrs Fodeh		
Agent:	Mr Galloway	Case Officer:	Karen Wooden
	Peter Galloway Partnership		
Ward:	Bedhampton		
Site Visit Date:	11/04/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi detached bungalow situated on the corner of Trosnant Road and Barncroft Way in Havant. The property has a dormer window to the south elevation (front) and a single storey extension to the east elevation.
- 1.2 There is off road parking to the front of the property, and a driveway and detached garage to the rear, accessed via Barncroft Way. To the rear of the driveway is a sub station.
- 1.3 There is currently a conservatory to the north elevation.

2 Planning History

98/63131/000 - Erection of single-storey side extension (East elevation),
PERM,20/03/1998

3 Proposal

Removal of existing conservatory and addition of an orangery, linking the northern elevation of the property with the southern elevation of the garage. The brickwork to the rear of the garage is to be extended up to provide a more level roof line. The garage is also to be re-roofed

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

- 5.1 No consultations were required for 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: 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 roof and elevations of the proposal are to be constructed using materials to match those of the existing dwelling. Being located at the rear of the property, the Orangery would not be visible from Trosnant Road. The current brick wall and hedging along the northern and eastern boundaries, along with the location of the garage, will screen most of the proposal from Barncroft Way. 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

7.4 The adjoining property (No. 4 Trosnant Road) is located to the west of the application site. The location of the orangery to the north east would have minimal impact to early morning light to the neighbouring property, but it is not considered that this would be significantly greater than at present. There is currently a window to the store, located at the rear of the garage. Natural screening provides privacy to the garden. However as this will be part of the new utility room, and therefore likely to be utilised more, a condition will be placed on the planning permission to ensure the glazing is obscured, and the window is fixed shut. There are no additional windows to be placed in the western elevation.

7.5 Due to the separation distance between the application site and the property to the north (182 Barncroft Way), it is not considered that the proposal will have any significant impact on the occupiers in terms of light, privacy or bulk.

- 7.5 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/17/00268 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:

Location plan - received 17.03.17
Block plan - received 17.03.17
General arrangement - received 17.03.17

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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted, the window to the rear of the garage on the west elevation shall be fixed shut and fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
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) 2011 and the National Planning Policy Framework.

