
Site Address: 5 Battens Way, Havant, PO9 2DX
Proposal: Prior notification for single storey development extending 5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.755 metres and a maximum height of 3.705 metres.
Application No: APP/17/00444 Expiry Date: 09/06/2017
Applicant: Ms J Woodham
Agent: Mr D P Manns Case Officer: Karen Wooden
 D M Designs
Ward: Battins

Recommendation:

1 Site Description

- 1.1 The application site is a two storey mid terrace house of brick construction located within a residential area in Havant.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 Prior notification for single storey development extending 5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.755 metres and a maximum height of 3.705 metres.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 No consultees 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: 1

Comment	Officer Comment
The side wall of the proposed extension will severely cut out light from their dining room and will have a large impact on their view. My father-in-law will be looking at a brick wall. They are perfectly happy and content and at their age would not wish to rearrange this room even if it were possible. My mother-in-law loves her plants and is most concerned about the ones next to the extension where the new wall is to be erected. Will these shrubs remain in situ? They paid for superior fencing last year and I understand that two of the panels are to be removed. Is this necessary and will they be reimbursed if so? Will contractors need access to their garden?	The potential for loss of light is a planning consideration. (See section 7.4). All other comments are a civil matter and therefore cannot be considered when determining this application.

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) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon residential amenity

7.3 An objection has been received by relatives of the occupiers of the property to the west of the application site. The General Permitted Development Order would, without the need for planning permission, allow for a flat roof 3m extension to be built extending the whole width of the existing dwelling, subject to the works not exceeding 3m in height. This application was originally proposing to cover the whole width of the dwelling, with an extension of 5m.

7.4 Amended plans have now been submitted showing the proposal will be set a minimum of 300mm in from the western boundary line. The rear elevation of the extension will be staggered so will extend 4.7m on the western elevation, and 5m on the eastern elevation.

7.5 It is accepted that the extension will alter the outlook for the occupiers of No. 7 Battens Way, however this would also be the case if the applicants constructed an extension under Permitted Development rights which would require no planning permission.

- 7.6 With regard to the possible loss of light to the neighbouring property, it is accepted that there will be a reduction in morning light to the rear of the house, however this would also be the case if the extension were to be built under the tolerances of Permitted Development, and the additional loss caused by the additional 1.7m proposed is not considered to be significant. Due to the orientation of the properties there will be no loss of afternoon or evening light.

8 Conclusion

- 8.1 Having concluded that the impact on the neighbouring amenity will be minimal when compared with a Permitted Development extension, this application is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to for application APP/17/00444

- 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 28.04.17
Block plan - received 28.04.17
Proposed single storey rear extension (Rev B) - received 25.05.17
Reason: - To ensure provision of a satisfactory development.