
Site Address:	79 Juniper Square, Havant, PO9 1HZ		
Proposal:	Single storey front extension.		
Application No:	APP/17/00724	Expiry Date:	06/09/2017
Applicant:	Mr & Mrs Stanley		
Agent:	Mr A Dunks	Case Officer:	Bee Crawford
	Andrew R Dunks Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey terraced property with a flat roof and elevations of beige multibrick and tile hanging at first floor. The site is level and open to the front with an area of grass and shrubs.
- 1.2 Adjoining two storey terraced properties are to the east and west, and the rear aspect of two storey terraced properties are opposite, beyond a grassed amenity area. The area is of medium density with modern two storey terraced properties of a similar age, style and design, surrounding an amenity area.

2 Planning History

- 2.1 None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey front extension and new roof over existing porch.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

5.1 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: 17

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 proposal is for a single storey front extension, infilling the existing area between the front porch and projecting western boundary wall and would be visible front the public realm. However, a number of dwellings in the surrounding area have infilled this section of the property creating a precedent for this type of development. The size of the extension is fairly small and together with the new roof would regularise and update the appearance of the front of the property.

7.4 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

7.5 Whilst the extension is to be adjacent to the property boundary to the west, it will not project beyond the front elevation of the existing porch, infilling a small area of

approximately 2.5 metres by 0.9 metres with no side windows and a smaller window in the northern elevation of the extended kitchen. The new mono-pitched roof is of a modest height and given the design and location of the proposal, it is considered any impact to neighbouring properties would be negligible.

- 7.6 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, 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/17/00724 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 be as stated under Section 11 (Materials) of the application form. **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 plan

Drg no. 4745/500

Site layout plan

Drg no. 4745/1

Existing ground floor plan

Drg no. 4745/2

Proposed ground floor plan

Drg no. 4745/3

Existing and proposed front elevation plan; section plan

Reason: - To ensure provision of a satisfactory development.