
Site Address:	71 Southleigh Road, Havant, PO9 2QQ		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00746	Expiry Date:	11/09/2017
Applicant:	Mr & Mrs Davy		
Agent:	Mr Critchley	Case Officer:	Karen Wooden
	Martin Critchley, Architect		
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

Southleigh Road links Havant and Warblington. The road consists of residential properties, the majority of which are set within generous plots of land. There are a number of semi-detached dwellings, however the majority are detached properties of two storeys in height. No. 71 is a large detached property of red brick construction which is set back from the highway and benefits from a detached garage and a driveway which will accommodate several cars.

2 Planning History

96/57940/001 - Reshaping and pruning of 1 Sycamore (T4) covered by TPO 1330, PERM,06/03/1996

95/57940/000 - Change of use from redundant nursing home to use as single dwelling only., PERM,

APP/11/00179 - Crown reduce by 25% and deadwood 1No. Sycamore tree subject to TPO 1330., PERM,26/04/2011

APP/11/01547 - Crown lift to 5m and remove diseased, damaged and crossing branches on 1No. Horse Chestnut tree (T2) subject to TPO 1330., PERM,01/12/2011

APP/16/00808 - Single storey rear extension., PERM,15/09/2016

3 Proposal

Single storey rear extension. This is a revision to the single storey rear extension permitted under reference APP/16/00808. The length of the proposed extension has increased from 5.83m to 7.88m

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

Arboriculturalist

No objection. At the front of the site there is a TPO'd Sycamore and a number of other mature trees, however these are considered to be of sufficient distance away from the proposed development to be considered a constraint.

In the neighbouring rear garden, close to the proposed extension there are some small trees/shrubs that may be affected by the development. These are not considered to be a constraint to the development because of their lack of amenity and maturity.

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: 5

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 set away from the streetscene of Southleigh Road and as such will not have any significant impact visually on the character and appearance of the area. The development is of an appropriate scale and design when considering the generous sized plot, and the materials used are to match the existing dwelling.

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 The proposed extension will be set approximately 11m from the boundary with the property to the south (67 Southleigh Road). Therefore it is not considered that the extension will have a significant impact on the occupiers of this dwelling.
- 7.6 The property to the north (1 Fourth Avenue) is a care home. The proposed location of the extension will be adjacent to the car parking facilities for the care home. The additional windows and doors will all face the application site, ensuring that they will not overlook the neighbouring properties. T
- 7.7 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/17/00746 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 and block plan - 1651 - 111
Existing floor plans - 1651 - 201 (rev A)
Existing elevations - 1550 - 301
Proposed ground and first floor plans - 1651 - 411
Proposed second floor and roof plans - 1651 - 412
Proposed ground floor plan - 1651 - 413
Proposed elevations - 1651 - 511

Reason: - To ensure provision of a satisfactory development.

- 3 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.

