
Site Address:	38 Elder Road, Havant, PO9 2UW		
Proposal:	Single storey side extension.		
Application No:	APP/16/01107	Expiry Date:	26/12/2016
Applicant:	Mr & Mrs Spencer		
Agent:	Mr Hunting	Case Officer:	Emma Chisnall
	Steve Hunting BA (hons)		
	ARCH DIPL ARCH		
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

No 38 is an end of terrace dwelling located in a corner plot within Elder Road in Havant. The dwelling is constructed of a mixture of red facing brick with timber effect boarding and a concrete tiled pitch gable roof. The amenity space to No 38 runs along the front, side and rear and is adequate in size and surrounded by a low open fence boundary to the front and side with a brick wall in position along the rear boundary approximately 2.5m high. The boundary to the front and side means that No 38 has an open and prominent view on the streetscene however towards the rear two trees and hedging are in place that provide screening and an attractive visual aspect. Parking is available via an internal garage to the east of the dwelling with an area of hard-surfacing to the front of No 38 which can accommodate two cars.

2 Planning History

01/60453/000 - Single storey rear extension, PERM, 19/10/2001

3 Proposal

Single storey side 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)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculture Officer Comment:

The tree looks an attractive specimen although not of a TPO quality/Standard. Ideally we should seek a replacement if it is lost as mitigation and to offer sustainability in the area.

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: 8

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
- (iv) Trees

(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. The extension proposed to No 38 is of a typical domestic scale and is not considered to result in an adverse impact and can therefore be considered acceptable in principle.

(ii) Appropriateness of design and impact on the character of the area

7.3 The extension proposed to No 38 is considered to be moderate in size and the amended plans show the extension will be set back from the front elevation by 1.3m and will not extend past the rear elevation. The height of the development and overall size should ensure that the works do not appear bulky nor obtrusive and from the extension being set back from the front elevation in a continued staggered formation to that of the row of terraces to the east of No 38, the pattern and visual appearance of the dwellings along Elder Road should not be significantly altered. By using matching materials to that of the existing it is considered that this as well as the position of the extension on No 38 should ensure the works do not look out of place in the streetscene and do not detract significant character from the area.

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 No 38 have an area of amenity space to the side which can accommodate the proposed extension whilst leaving sufficient space for the residents.
- 7.6 The works are proposed to be to the west of No 38 and will not be extending past the front and rear elevations which means the dwellings to the east of No 38 should not be impacted as a result of the works and therefore amenity levels should be maintained.
- 7.7 The dwellings to the west of the site will be separated by the highway of Elder Road and are considered to be sufficiently away from the development so as not to be significantly impacted.
- 7.8 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.

(iv) Trees

- 7.9 Comments have been received following a consultation with the Arboricultural Officer that note that mitigation planting should take place following the proposal to remove the tree in position to the west side of No 38. A condition will be included with the decision to ensure that a tree of the same species is replanted to the existing height as close to the original place of the existing tree as possible.

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/16/01107 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 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.
- 3 The tree to be removed (currently in position to the west side of No 38), shall be replaced by a tree of the same species and at a height of at least 4 metres, to be planted during the first available planting season following the removal of the existing tree and in a position as near as practicable to the position of the existing tree. If the replacement tree dies or is otherwise removed within the

first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To conserve and safeguard the visual amenities of the locality and to offer sustainability in the area and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Site, Block and Floor Plan: Drawing No P16-015 03 Revision B

Existing Elevation Plan: Drawing No P16-015 02

Proposed Elevations Plan: Drawing No P16-015 04 Revision A

Reason: - To ensure provision of a satisfactory development.