
Site Address:	16 Leigh Road, Havant, PO9 2ET		
Proposal:	Proposed single storey infill extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00562	Expiry Date:	02/08/2022
Applicant:	Mr & Mrs Tee		
Agent:	Mr Bessant	Case Officer:	Denise Sheath
	JB Architecture Design Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

16 Leigh Road, Havant, is a two storey detached property constructed with red brick and a clay tiled roof, the property benefits from a single storey rear extension along the northern boundary, with 2no. detached garages within the frontage of the property. The main dwellinghouse is set back approximately 23.5m from the main highway with a hardsurfaced entrance and a laid to lawn area to the front northern elevation. The rear of the property has a small patio area directly to the rear elevation with the rest of the rear garden laid to lawn. The boundary treatment consists of 1.8m fencing to the rear and all rear side boundaries.

2 Planning History

91/50488/002 - Erection of detached garage to front. PERM

3 Proposal

Proposed single storey infill 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)

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

Arboriculturalist

No comments Received

Officers Comment:

The nearest TPO Tree (TPO No.1692 - T1 - Monterey Cypress) is along the northern rear boundary of No.14 Leigh Road adjacent the boundary with No.6 Lakeside Gardens - in excess of 45m from the proposed development.

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: 6

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 infill extension to the south side elevation of the existing extension located to the rear of the property. The proposed extension will have a width of 2.1m from the existing elevation adjoined to the original rear wall, a depth of 7.2m, with a 1.1m width attaching to the proposed garden room. The proposed extension will have a pitched roof with a gable end directly adjacent to the main dwellinghouse, the pitched roof will have a maximum height of 4.1m with an eaves height of 2.7m with 1No. roof light inserted to each side of the pitched roof slope. A flat roof with a maximum height of 2.7m is proposed to the remainder of the existing and proposed extension with an 8m depth and a 1.4m width.

7.4 The proposed extension would be constructed of brickwork and tiles matching that of the existing property. This proposed extension is fairly modest in scale within the context of the host property and would not be visible from the public realm due to its location to the rear.

- 7.5 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

- 7.6 The proposed extension would not be visible to the neighbouring property to the north (No.18 Leigh Road) due to the location of the extension to the southern side elevation of the existing rear extension. It is therefore considered that any impact upon this neighbouring property would be minimal and acceptable.
- 7.7 The proposal will maintain the 31m distance from the rear boundary and approximately 42m from the rear facing elevations of the neighbouring properties to the rear (No.5 & 6 Lakeside Gardens), these neighbouring properties would be suitably screened from the proposed development by the boundary treatment along this shared boundary which consists of fencing/ trees/hedging and shrubbery. It is therefore considered that the impact upon these neighbouring properties would be minimal and acceptable.
- 7.8 The proposed extension would have a 10m distance from the shared boundary with the neighbouring property to the south (No.14 Leigh Road), the facing elevation of the extension will include the installation of a large fixed window and large glazed paneled doors as well as an apex glazed window to the gable end of the pitched roof. These windows and doors will face on to the blank northern side elevation of No.14. It is not considered that the proposal would create any overlooking or loss of privacy concerns and any impact would be considered minimal and acceptable.
- 7.9 Consequently, it is considered that the proposal will not 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/22/00562 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:

Site and Location Plan - Drawing No. 07

Existing Ground Floor and Roof Plan - Drawing No. 01

Existing Elevations - Drawing No. 02

Proposed Ground Floor and Roof Plan - Drawing No.05 Rev A

Proposed Elevations - Drawing No. 06 Rev A

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.