
Site Address:	27 Passfield Walk, Havant, PO9 5QG		
Proposal:	Retention of single-storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00152	Expiry Date:	22/04/2024
Applicant:	Mr Vu		
Agent:	Mr Tutton	Case Officer:	Robert Riley
	Robert Tutton Town Planning		
	Consultants Ltd		
Ward:	Bondfields - Expired		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two-storey semi-detached dwellinghouse located in Leigh Park. The dwelling features a front garden and to the rear a paved garden with the rear extension (the subject of this application on its north-western side. There is a car park behind the dwelling. The property's materials feature yellow, and brown brickwork to form the external walls and grey tiles in a pitched gable design to form the roof. The rear extension was built in a flat roof design with white cladding to form its external walls.
- 1.2 The application site is in an area that could be described as both urban and residential, with the character of the road featuring two storey semi detached dwellings and three storey apartments in evidence.

2 Planning History

None relevant

3 Proposal

There is one element to the proposal to the application site:

- Retention of single-storey rear 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)

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

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

5 Statutory and Non Statutory Consultations

Councillor Alex Rennie

No comment received

Councillor Richard Stone

No comment received

Portsmouth Water Company

No comment received

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: 15

Number of site notices: 1.

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/external amenity space

(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 rear extension has white cladding and a flat roof, these materials are deemed acceptable. The structure is located to the rear of the property, not considered to be readily visible from the street scene or area to the front of the dwelling and only visible from the car park serving nearby dwellings. With regards to the existing rear extension, it was noted on a site visit that the extension marginally overhangs the boundary, but this is not considered to significantly impact the walkway to the side of the dwelling or the rear car park. As the rear extension is only visible from a car park whereby there would be a low footfall in this location, and as the overhang is considered minor, officers are satisfied that the rear extension is not unduly prominent when viewed from the car park.

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/external amenity space

7.5 With regard to the impacts upon neighbours, due to the modest height of the rear extension and sufficient separation distances from nearby Nos 25 Passfield Walk and 50-52 Sharps Road, the impacts upon neighbours is considered to be limited and acceptable with regard to the rear extension.

7.6 In relation to the external amenity space of No.27, an area 6.9 x 4.9m of external amenity space (including covered patio) is retained and this is considered acceptable and in similar to other external amenity space in nearby properties.

7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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 proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00152 subject to the following conditions

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

Drawing Number:SD-2410-01 Rev C: AMENDED LOCATION / SITE /
ELEVATIONS / FLOOR PLANS
Planning, Design & Access Statement dated 21st February 2024

Reason: To ensure provision of a satisfactory development.