
Site Address:	7 Fortunes Way, Havant, PO9 3LX		
Proposal:	Single storey rear and side extension.		
Application No:	APP/21/01166	Expiry Date:	26/01/2022
Applicant:	Mr & Mrs Nicholson		
Agent:	Mr Don	Case Officer:	Selina Donophy
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the west side of Fortunes Way, Havant. This property has a barn hipped roof with brickwork and hanging tile to the elevations. To the rear roof slope is a dormer and to the front roof slope; a velux window. Towards the rear of the property is a garage with hardstanding to the front allowing for vehicle parking space.

2 Planning History

06/71165/000 - Extend roof from pitched to gable end incorporating rear dormer windows., PERM, 10/03/2006

3 Proposal

Single storey rear and 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comment

Councillor Gary Robinson

No comment

Councillor Mark Inkster

No comment

Southern Gas Network

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 This proposal comprises a single storey side and rear extension following the demolition of the existing rear conservatory and garage. The proposed extension would have dimensions of approximately 3.8 metres depth from the rear elevation wall of the main dwelling, it would have a width of approximately 6.85 metres with a set in of approximately 30 cms from the boundary shared with the attached property. The extension would have a flat roof with a raised lantern rooflight with a height of 2.3 metres to the top of the flat roof. The extension would extend down the side of the property projecting 1 metre beyond the side wall in width and set back from the front elevation wall by 5.7 metres. This side element would also have a flat roof featuring a window to the front wall and one window to the side elevation, both windows serving a wc. To the rear of that would be an external store served by a rear elevation door. The rear extension would create a living room with bi-fold doors to the rear elevation. Proposed materials include facing brickwork to match existing.
- 7.4 The proposed extension would not significantly add to the floorspace which was previously taken up by the garage and conservatory - whilst there would be an increase in depth of the rear extension this is not by a large degree and would not result in overdevelopment of the plot, noting the 20 metres of rear garden length retained. The style and design is considered to be generally in keeping with the host dwelling with the majority of the extension additions out of sight of the public realm.
- 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 To the south of the application site is no 5 Fortunes Way which is the attached property - this property has not been extended to the rear and therefore the proposed extension will project beyond the rear elevation wall of no 5 by 3.85 metres - the existing conservatory already projects by approximately 3 metres, therefore there will be an increase in depth of 0.85 metres. Policy CS16 of the Havant Borough Local Plan states that impact on neighbour amenity should be considered and the Havant Borough Design Guide provides guidance in particular relating to impact on overshadowing. This can be assessed using the 45 degree rule of thumb whereby the building line should not infringe over 45 degrees from the mid point of the nearest habitable room window. At no 5 this includes a set of french doors which appear to serve the dining room. The proposed extension would exceed the 45 degree line and would rise above the fence line by approximately 0.5 metres. Whilst this may be the case, no 7 is sited to the north of no 5 and therefore impact on light and overshadowing is considered to be less of an issue. The flat roofed design would also mean that the roof height of the extension would be less than that currently exhibited by the conservatory (albeit over a longer depth). On balance, the extension is not considered to be harmful enough in impact to justify a refusal in the knowledge that a 3 metre extension with a height of 4 metres would be able to be constructed under permitted development allowances and without planning permission.

- 7.7 To the north of the application site is no 9 Fortunes Way . This property benefits from an extension to the rear . Whilst the extension would project further forward down the side of the property, the existing garage projected further back than the proposed extension . The proposal is not judged to result in any harm to the amenity of this property.
- 7.8 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/21/01166 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 location plan uploaded on the 29.10.2021
03A Proposed floor and elevations
00 REV A Block and location plan

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.