
Site Address:	3 Almond Close, Havant, PO9 3LP		
Proposal:	Single storey rear extension and front porch.		
Application No:	APP/21/01095	Expiry Date:	22/11/2021
Applicant:	Mr & Mrs Rex		
Agent:	Mr Rosenthal	Case Officer:	Joseph Toole
	Rosenthal Design Services Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

3 Almond Close, Havant, is located to the east side of Almond Close with a cul-de-sac. The application site is a two storey semi detached property comprising brickwork/render with concrete roof tiles. Vehicular access is from Almond Road with parking to the front.

The property is located within a residential area with surrounding properties of similar style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Single storey rear extension and front porch.

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

Submission Version Havant Local Plan

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.

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: 17

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Comment	Officer Comment
Air vent and electrical wiring can no longer be used	These are not material planning considerations.
overhang would block coping stones on extension	There would be a gap of 50mm from both extensions
Concerns of damp/damage to both extensions due to small gap	
Footings started	

Number of representations received: 1

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 proposed development would involve the erection of a front porch and single storey rear extension. The proposed front porch would have a width of approximately 2.6 metres with a depth of approximately 1.4 metres on the north side and 0.8 metres on the south side with a pitched roof having a maximum height of approximately 3.4 metres. The proposed single storey rear extension would be used as a dayroom and dining room and have a width of approximately 5.9 metres, a depth of approximately 3.5 metres with a lean to roof having a maximum height of approximately 3.5 metres having a gap of approximately 50mm from the neighbour's extension at No.4 Almond Close.
- 7.4 The proposed works would have brickwork and roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed front porch would be visible from the street scene. It would be set back within the site and not beyond the front wall of the neighbouring property No.2 Almond Close thus it is considered to be acceptable. Due to the proposed rear extension being located to the back of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling. It must be noted that the proposed works would reduce the garden space of the property to approximately 3.5 metres and this would fall well below the 10m guideline for garden depths set out in the Design Guide SPD. However in assessing an appeal which raised similar issues under Application APP/15/01209 an Inspector commented that the 10 metre garden depth is "a general guideline rather than any statutory minimum and there should be some flexibility to allow residents an element of choice." It is also noted that a number of other properties in the area have small garden areas. Therefore, on balance, the rear extension is considered to be in keeping with the character of the area and would not result in an unacceptable overdevelopment of the site.
- 7.6 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

- 7.7 To the front there would be a door within the proposed porch facing out onto the driveway and field opposite therefore it is not considered to cause any form of harmful overlooking to any surrounding properties.
- 7.8 On the north side along the shared boundary with No.2 Almond Road the proposed porch have no side windows and would extend out beyond the front of the neighbouring property. Furthermore, due to the separation distance the proposed porch is not considered to appear overbearing or result in the harmful loss of light to No.2. The proposed rear extension would also have no side windows. Due to the separation distance it is not considered to appear overbearing or result in the harmful loss of light to No.2.
- 7.9 On the south side along the shared boundary with No.4 Almond Road the proposed

porch have no side windows. Furthermore, due to the separation distance the proposed porch is not considered to appear overbearing or result in the harmful loss of light to No.4. The proposed rear extension would also have no side windows. As the proposed extension does not extend out beyond the existing rear extension at No.4 it is not considered to appear overbearing or result in the harmful loss of light to neighbouring occupiers.

7.10 To the rear there would be three rooflights and sliding doors within the proposed rear extension. Due to the existing screening of fencing and views only facing the rear garden it is not considered to result in harmful overlooking to any of the surrounding properties.

7.11 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).

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/21/01095

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 - 07
Proposed Ground Floor Plan - 02
Proposed First Floor Plan - 04
Proposed Elevations - 06

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.

