
Site Address:	66 Lower Road, Havant, PO9 3LJ		
Proposal:	Single storey flat roof extension to rear.		
Application No:	APP/15/00990	Expiry Date:	05/11/2015
Applicant:	Mr Mcquilken	Team:	Team 1
Agent:	Mr Appleton	Case Officer:	Karen Wooden
	Thorns Young Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

66 Lower Road is an older style two storey semi-detached property located close to the end of Lower Road, Bedhampton. The streetscene consists of detached, semi detached and terrace properties of varying ages.

An access drive between 66 and 68 Lower Road leads to a large barn style garage.

2 Planning History

No planning history

3 Proposal

Single storey extension to the rear of the property, increasing the size of the current Kitchen and Bathroom.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Please note:

- No construction works parallel to the sewer within 500mm (in plan)
- No new soakaways should be located within 5m of a public sewer
- All existing infrastructure should be protected during the course of construction works

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

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: 3

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

As the proposal will be located at the rear of the property, and the materials to be used are to match the existing dwelling as much as possible, it is considered that any impact on the streetscene will be minimal and therefore meets the

requirement of policy CS16 of the Havant Borough Core Strategy.

(iii) Impact upon residential amenity

The proposal would be invisible to the property to the rear of the application site (No. 70 Lower Road) due to the location of the large barn at the end of the garden of No. 66 Lower Road. The proposal will extend the rear of the existing dwelling approximately 2m closer to the occupiers of the property to the east (No. 64 Lower Road). Currently the kitchen window and door accessing the rear garden are facing No. 64. The proposal is to move the location of the door to the north elevation, which will make the access to and from the property to the garden less visible to the occupiers of No. 64, improving their privacy.

The extension will maintain a distance of approx 10m from the rear boundary wall and approx 25m from the dwelling located to the rear. No objections have been received in relation to this application, and it is considered that the proposal will not cause unacceptable harm to the amenity of neighbours through loss of privacy, outlook, noise or overlooking and therefore meets the requirements of policy CS16 of the Havant Borough Core Strategy.

8 Conclusion

Having regard to the above information it is considered that the single storey rear extension would comply with the principles of policy CS16 of the Havant Borough Core Strategy. Planning permission is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00990

subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - Received 08.09.15
Block Plan - Received 08.09.15
Elevations and Floor Plans - 8191.15 (Rev A)

Reason: - To ensure provision of a satisfactory development.