
Site Address:	South Lodge, Wade Lane, Havant, PO9 2TB		
Proposal:	Single storey rear extension.		
Application No:	APP/21/00981	Expiry Date:	18/10/2021
Applicant:	Mr & Mrs Coldwell	Case Officer:	Julie Terzoudis
Agent:			
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application relates to a large two-storey detached dwelling on a significantly sized block, known as South Lodge, Wade Lane, Havant. T
- 1.2 The site is located within an open semi-rural gap situated between the neighbourhoods of Havant and Emsworth and also falls within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The coast lies approximately 250m to the south, with open fields and patchy woodland immediately to the north, south, east and west of the site.

2 Planning History

90/50764/001 - Single storey extension to link two single garages into one and new pitched roof to replace existing flat roof - PERMIT 22/08/1990
00/50764/003 - Roof lantern over existing ground floor element to South West – PERM 19/12/2000

3 Proposal

- 3.1 The application seeks planning permission for the construction of a single-storey rear extension to the east elevation of the two-storey dwelling to facilitate an access corridor to an existing cloakroom and downstairs W.C. The total footprint of the proposed extension would be approximately 10m square metres. The extension would have an eaves height of 2.2m and a maximum ridge height of 3.0m.
- 3.2 Matching materials for the proposed extension would include brick and red tiles. Wooden framed windows are also proposed to match the existing on the main dwelling.

4 Policy Considerations

National Planning Policy Framework 2021
National Planning Practice 2016
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No comments received.

Councillor Imogen Payter

No comments received.

Councillor J Branson - St Faiths

No comments received.

Councillor T Pike - St Faith's

No comments received.

County Ecologist

No comments received.

Natural England Government Team

No comments received.

Southern Gas Network

No comments 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: 2

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
- (iv) Other matters

- (i) Principle of development

7.2 The application site is located outside of the defined urban area, however, domestic extensions are considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The site falls within the designated Chichester Harbour Area of Outstanding Natural Beauty (AONB), which affords a high level of protection for the natural scenic landscape quality. As the proposed extension is minor in scale and would be located within the confines of the established residential curtilage of South Lodge, the proposal would preserve the existing open character of the AONB and no visual or landscape impact concerns would be raised.
- 7.4 The proposed single-storey extension is set to the rear of the dwelling and would not be visible from Wade Lane, therefore, no visual impacts would result from the proposed works to the existing character of the streetscene.
- 7.5 The proposed extension would be a minor addition to a substantial dwelling, located within an extensive garden plot. The extension would complement the existing finish on the host dwelling through proposed matching materials.
- 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 The nearest neighbouring dwelling is located approximately 50m from the proposed extension. Due to the isolated nature of the host dwelling, no impacts would occur to the existing level of residential amenity enjoyed by the surrounding neighbouring occupiers.
- 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.

(iii) Other matters

- 7.9 Due to the site experiencing a number of environmental constraints, including an AONB, several consultees were consulted as part of the application. No responses on the proposed development were forthcoming from any of the consultees. It was considered that due to the minor scale of the proposed development, no further advice was required.

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/21/00981, 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:

LOCATION PLAN Drw. No. TQRQM21203110545662

PROPOSED BLOCK PLAN

PLANNING STATEMENT Drw. No. 2

EXISTING GROUND FLOOR PLAN Drw. No. 4

PROPOSED GROUND FLOOR PLAN Drw. No. 5

EAST AND NORTH EXISTING ELEVATIONS Drw. No. 6

EAST AND NORTH PROPOSED ELEVATIONS Drw. No. 7

All received 15 September 2021

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.