
Site Address:	4 Hallett Road, Havant, PO9 2PJ		
Proposal:	Amendments to existing rear extension.		
Application No:	APP/21/01125	Expiry Date:	16/12/2021
Applicant:	Ms Hall		
Agent:	Miss C Pawlow	Case Officer:	Selina Donophy
	Thorns - Young Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the north side of Hallett Road, Havant. This property has a hipped roof with brickwork to the elevations and projecting bay window to the front elevation. The property is set back from the road with a gravel driveway to the front providing vehicle parking space. The area is residential in character.

2 Planning History

None relevant

3 Proposal

Amendments to existing 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)

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 Imogen Payter

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

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: 6

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.

7.3 This proposal has been altered following its submission due to case officer concerns raised in regards to the impact of the proposed rear extension on the amenity of the neighbouring property no 2 to the west . These concerns were in relation to overshadowing / overbearing impact of the previously proposed 6.8 metre depth extension on the adjacent ground floor window at no 2. This proposal has now been amended to alter the design of the existing rear extension.

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

- 7.3 This proposal comprises alterations to the existing extension to alter the roof form from the existing hipped back roof to create a pitched roof with a higher ridge height of 3.7 metres (existing is 3.35 metres approximately). The footprint would remain the same and a high level window would be added to the west elevation as well as roof lights to the side roof slopes on both sides. Additional glass panelling would be installed to the rear elevation. The applicant also wishes to add a hip to gable roof extension and rear dormer however has specified this work would be undertaken under permitted development rights which would not require planning permission.
- 7.4 The proposed alterations to the rear extension are considered to be acceptable in appearance - they would not have a harmful impact on the host dwelling nor the character of the wider area. 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

- 7.5 To the west of the application site is no 2 Hallett Road- the bulk of the roof form would be increased however not by a substantial degree to result in unacceptable harm to the amenity of this property. To the east of the application site is no 6 Hallett Road - a window would be proposed to this side however this would be high level so would not result in harmful overlooking to this side.
- 7.6 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 the locality 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/21/01125

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 uploaded on the 20.10.2021

5179.21CC Block plan proposed (uploaded 21.12.2021)

5179.21.2 B Proposed floor and elevations (uploaded 21.12.2021)

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.