
Site Address:	23 High Lawn Way, Havant, PO9 5BP		
Proposal:	Single storey side extension.		
Application No:	APP/15/01091	Expiry Date:	24/11/2015
Applicant:	Mr Jordan	Team:	Team 2
Agent:	Mr Bramble-Stewart	Case Officer:	Emma Chisnall
	GBS Designs		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

23 High Lawn Way is an end of terraced two storey dwelling which is situated in a residential corner plot of land containing itself and No 25 and No 27 to the side. The dwelling has an area of open space to the front, side and rear elevation and the proposal is to extend the width of the dwelling from the side elevation out to the existing shed.

No 23 High Lawn Way has been built with red brick walls with a concrete tiled roof and sits on level flat ground. The houses in the immediate area are all of the same style and design and all have parking available on the road outside of the curtilage. There is no boundary to the front of No 23 High Lawn Way but there is a boundary fence approx 1.6m high to the side and rear elevation.

2 Planning History

None

3 Proposal

Single storey side extension

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Council Design Guide Dec 2011

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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 character of the area
- (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. The extension is a neat, small and logical extension which would provide easier access to facilities for the applicant.

(ii) Impact upon the character of the area

As the extension is an addition to the end of the terraced property there is the space available to build such an extension. Although there is a little evidence of other such development within the road it is not considered that this proposal would look out of place due to its size and the position of the development.

(iii) Impact upon residential amenity

It is not considered that the extension will contribute to any loss of amenity to No 25 and No 27 which share a plot space with No 23. The proposed extension will be set back from the front elevation and will still leave an adequate amount of space between the extension and next neighbouring dwelling at No 25. As there is currently no screening to the front open space of all the dwellings on the site the new extension should not cause any additional over-looking or loss of privacy.

8 Conclusion

The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01091

(A) Subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Ordnance Survey Plan: Drawing Reference JORD 07

Initial Design Plan: Drawing Reference JORD 06

Measurements Plan: Drawing Reference JORD 05

Proposed Roof and Floor Plan: Drawing Reference JORD 03

Proposed Rear, Side and Front Elevations: Drawing Reference JORD 04

Reason: - To ensure provision of a satisfactory development.