
Site Address:	30 Penk Ridge, Havant, PO9 3LU		
Proposal:	Single storey side and rear extension.		
Application No:	APP/16/01092	Expiry Date:	26/12/2016
Applicant:	Mr Mackley		
Agent:	Mr Potter	Case Officer:	Harriet Pitney
	James Potter Associates		
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi detached, two storey dwelling located on the southern side of Penk Ridge with elevations comprising brick construction (partially tile hung at first floor level) and a concrete tiled pitched roof. The property benefits from open vehicular access to the front driveway which is primarily hard surfaced with a small front garden area which is laid to lawn. The site is slightly sloping with a north to south decline.

A single storey garage currently exists to the rear of the property and is located behind the double wooden gates which provide access through from the front driveway. The rear garden is enclosed by a timber close boarded fence which is approximately 2 metres in height and is primarily laid to lawn with a dedicated patio area.

The area is residential in nature with a medium density of two storey dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

None relevant to this application

3 Proposal

This application is for the erection of a single storey side and rear extension. The proposal will incorporate the demolition of the existing single storey garage to the rear.

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Not required for this application

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations 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 to be acceptable in principle subject to the usual development management criteria.

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

7.3 Whilst the single storey side extension would be visible from the streetscene of Penk Ridge, it is not considered that this aspect of the proposal would impact negatively upon the character and appearance of the area. The design and appearance of the proposal is considered to be appropriate in context with the main dwellinghouse and respects the existing built form of the surrounding locality. Furthermore the proposed extension would be set back from the adopted highway by approximately 6.6 metres.

7.4 It is important to note that the applicant could construct a single storey side extension utilising their Permitted Development tolerances of a similar scale and height to that proposed without requiring the benefit of formal planning permission. This application could not be considered under this criteria only by virtue of the "wrap around" design.

7.5 The single storey rear extension would not be visible from the public realm and therefore it is not considered that this would result in any negative impact upon the character and appearance of the area.

7.6 On this basis, the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.7 As explained in section 7.4 of this report, it is important to note that the applicant could construct a single storey side and rear extension utilising their Permitted Development tolerances without the need for planning permission. The scale and design of the proposed single storey side and rear extension would have ordinarily meet the tolerances available under Class A in terms of the height and width of the proposal, however, it can not be considered under the Permitted Development criteria in this instance by virtue of the "wrap around" design.
- 7.8 The immediate neighbour to the west (28 Penk Ridge) currently benefits from a "lean-to" structure to the side elevation of their property (immediately adjacent to the application site). On this basis, it is not considered that the proposed extension would result in any loss of light, outlook, privacy or appear overbearing to this property by virtue of the single storey nature of the proposal. The proposal also incorporates the demolition of the existing single storey garage which currently extends further back than the proposed extension and is sited immediately adjacent to the boundary. The existing single storey garage is currently in a rather dilapidated condition therefore this is therefore likely to result in a positive impact on 28 Penk Ridge.
- 7.9 With regards to the single storey rear extension, the applicant could extend out from the rear wall of the dwellinghouse by 3 metres in the case of a semi-detached property utilising their Permitted Development rights, the single storey rear extension proposed only extends 2.5 metres from the rear wall of the dwelling. On this basis, it is not considered that the proposed extension would result in any loss of light, privacy outlook or appearing overbearing to such an extent which would detrimentally impact the neighbouring amenity of 32 Penk Ridge.
- 7.10 Consequently, it is considered that the proposal is unlikely to 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 a limited and acceptable impact on the neighbours and is therefore considered to be appropriate meeting the requirements of Policy CS16 of the HBLP (Core Strategy). The scheme is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01092 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 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:

Location & Block plan (16055-PL-001)- received 31st October 2016

Existing and proposed ground & first floor plans (16055-PL-002)- received 31st October 2016

Existing elevations (16055-PL-003)- received 31st October 2016

Proposed elevations (16055-PL-004)- received 31st October 2016

Reason: - To ensure provision of a satisfactory development.