
Site Address:	4 Hazelholt Drive, Havant, PO9 3DN		
Proposal:	Single storey rear conservatory extension.		
Application No:	APP/16/01040	Expiry Date:	29/12/2016
Applicant:	Mr & Mrs Eckett		
Agent:	Mr D Pratt	Case Officer:	Harriet Pitney
	David Pratt Planning and		
	Survey Services		
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey, semi detached dwelling located on the northern side of Hazelholt Drive comprising elevations of brick construction and a tiled pitched roof.

The site is relatively level with open vehicular access to the front driveway which is hard surfaced and the integral garage. A brick wall which is approximately 1 metre in height defines the front boundary to the property.

The rear garden is enclosed by a timber close boarded fence which is approximately 2 metres in height and is primarily laid to lawn. A single storey extension already exists to the rear of the property which was constructed under a previous permission granted in 2006 (06/71274/000).

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

2 Planning History

06/71274/000 - Two storey side and single storey rear extension., PERM,27/04/2006

3 Proposal

This application is for the erection of a single storey rear conservatory extension measuring 3 metres in depth and 3.2 metres in height.

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

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: 11

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 The proposed single storey rear extension would not be visible from the public realm, therefore it is not considered that the scheme would result in a negative impact upon the character and appearance of the surrounding area.

7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main building and respects the existing built form of the surrounding locality. On this basis, the proposed extension is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.5 A single storey extension currently exists to the rear of 4 Hazelholt Drive which runs parallel with the adjacent neighbour (2 Hazelholt Drive). The proposed extension would therefore extend a further 3 metres beyond the adjacent neighbours property and is sited approximately 0.2 metres in from the shared boundary.

- 7.6 It is important to note that ordinarily, the applicant could extend to the rear of the property by 3 metres from the rear wall of the dwellinghouse utilising their Permitted Development rights. Whilst this can not be exercised in these circumstances as a single storey extension already exists, the effect of the proposed extension would be the same to that allowed under Permitted Development by virtue of the adjacent neighbours extension which runs parallel with the single storey rear extension at 4 Hazelholt Drive.
- 7.7 On this basis and taking into consideration that the proposal is single storey, it is not considered that the scheme would result in any loss of light, privacy, outlook or appear overbearing to the adjacent neighbouring property (2 Hazelholt Drive) to such an extent as to impact negatively on the neighbouring amenity of this property.
- 7.8 The proposed extension would be sited approximately 9 metres away from the neighbouring properties to the west and therefore it is not likely that the development would result in any negligible impact upon the neighbouring amenity of these properties.
- 7.9 Consequently, it is considered that the proposal is unlikely to appear overbearing, result in any overlooking and would have a limited and acceptable impact on the properties immediately adjacent and to the rear of the application site. The proposal is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy) and is recommended for approval.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01040 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:

Site location plan- received 3rd November 2016
Block plan- received 3rd November 2016
Existing elevations and floor plans (192/16)- received 11th October 2016

Proposed elevations and floor plans (192/16)- received 11th October 2016

Reason: - To ensure provision of a satisfactory development.