
Site Address:	71 Southleigh Road, Havant, PO9 2QQ		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00808	Expiry Date:	04/10/2016
Applicant:	Mr & Mrs Davy		
Agent:	Mr M Critchley	Case Officer:	Karen Wooden
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Southleigh Road links Havant and Warblington. The road consists of residential properties, the majority of which are set within generous plots of land. There are a number of semi-detached dwellings, however the majority are detached properties of two storeys in height. No. 71 is a large detached property of red brick construction which is set back from the highway and benefits from a detached garage and a driveway which will accommodate several cars.

2 Planning History

96/57940/001 - Reshaping and pruning of 1 Sycamore (T4) covered by TPO 1330, PERM,06/03/1996
95/57940/000 - Change of use from redundant nursing home to use as single dwelling only., PERM,
APP/11/00179 - Crown reduce by 25% and deadwood 1No. Sycamore tree subject to TPO 1330., PERM,26/04/2011
APP/11/01547 - Crown lift to 5m and remove diseased, damaged and crossing branches on 1No. Horse Chestnut tree (T2) subject to TPO 1330., PERM,01/12/2011

3 Proposal

Single storey rear extension to the main dwelling, and a single storey extension to existing sauna to create a studio.

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

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

5 Statutory and Non Statutory Consultations

No consultations 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: 6

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 streetscene
- (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.

(ii) Impact upon the streetscene

The proposal is set away from the streetscene of Southleigh Road and as such will not have any significant impact visually on the character and appearance of the area. The development is of an appropriate scale and design, using materials to match the existing dwelling and it is therefore considered that the development would accord with the principles and objectives of Policy CS16 of the Havant Borough Core Strategy March 2011.

(iii) Impact upon residential amenity

No objections have been received in relation to this application. The proposed extensions will be set a sufficient distance from the adjacent neighbouring dwellings so as not to be an unacceptable detriment on the amenities of the occupiers of the adjacent dwellings. The additional windows and doors will all face the application site, ensuring that they will not overlook the neighbouring properties. Therefore it is not considered that any element of the scheme would cause an unacceptable negative impact on the amenities of the occupiers of the adjacent dwellings.

8 Conclusion

It is considered that the proposed extensions to this dwelling would accord with the adopted Core Strategy Policy CS16 and should be granted permission subject to the conditions listed below.

8 **Conclusion**

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00808 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 and Block plan - 1634-101

Existing west elevation - 1550-301

Existing floor plans - 1651 - 201A

Proposed floor plans - 1651 - 402A

Proposed west and south elevations - 1550 - 502A

Reason: - To ensure provision of a satisfactory development.