Site Address:	2 Parkside Cottages, Eastleigh Road, Havant, PO9 2NY		
Proposal:	Single storey rear extension.(Retrospective Application).		
Application No:	APP/16/00711	Expiry Date:	10/10/2016
Applicant:	Mr E Tessam-Cotton		
Agent:		Case Officer:	Tina Pickup
Ward:	St Faiths		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site relates to a remote semi detached dwelling, located on the east side of Eastleigh Road which is beyond any Built Up Area and within the Undeveloped Gap (Policy AL2) between Havant and Emsworth and therefore within the countryside or non-urban area for policy purposes. The dwelling is constructed of rustic style red brick beneath a hipped clay tiled roof. It is slightly higher than its attached half, No 1, with a slightly higher ridge. This is possibly due to the fact that No 2 is a "replacement" dwelling to the original, plus there is a gradual slope of the site down to the east and up to the north. The dwelling has a 1 1/2 storey side extension (to the east) with a dormer on the front roofslope.

The vehicular access to the site is set to the south of the dwellings by approximately 30m and shared with No 1. A detached barn style timber garage/car port is located to the north east of the shared graveled turning area. Aswell as the long front garden the site has a rear garden that overlooks surrounding fields. Boundary treatments to the rear comprise post and rail fencing and on the shared boundary with No 1 there is a high wall with mature planting.

At the time of the site visit (23/9/16) the brick shell and roof timbers of the extension has already been constructed.

2 Planning History

03/67494/002 - Demolition of existing outbuildings, construction of two storey and single storey extensions, conversion/extension of loft space with insertion of glazed roof lantern, provision of basement (revised application)., PERM,21/10/2003
04/69373/000 - One for one replacement dwelling - design as approved application no. - 03/67494/002., UNK,
05/67494/004 - Part retrospective. Construction of replacement semi-detached 4 bedroom house utilising loft space, provision of basement (revised application)., PERM,02/06/2005
08/67494/005 - Detached two storey garage/car port and store with first floor office, games room/gym, and wc ancillary to dwelling., PERM,09/02/2009

3 Proposal

The proposal is for a single storey rear extension that in effect wraps around the rear staggered footprint of the dwelling. It would extend out 3.25m in a northward direction

from the two storey rear facade, set some 2.8m from the shared boundary with No 1. It would have an overall width of 8.2m, such that it is stepped in slightly from the side elevation of the existing 1 1/2 storey side extension. The north eastern corner would be chamfered to provide a feature chimney set at 45 degrees which would have a height of 5.5m The roof would have a double pitch with half hipped ends, ridge height of 5m and an eaves height of 2.5m. Materials would be part brick to match with elements of timber cladding, with matching clay peg tiles.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Borough Design Guide SPD 2011

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

5 Statutory and Non Statutory Consultations

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: At least one site notice exists - 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Support - can view proposal and consider an improvement to built environment & conforms to principles underlying local plan

Comment:

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 the countryside or non-urban area according to policies AL2 and CS17. Within the Undeveloped Gaps policy AL2 requires developments to help define the separate identity of settlements and must meet one of three criteria - one of which is small scale householder development. Since this is a modest householder application within an existing residential curtilage, then it is considered the proposal would not harm the aims of the current Policy AL2. Subject to the usual development control criteria the proposal is therefore considered acceptable in principle.

(ii) Impact upon the streetscene

The proposal would not be visible from the adopted highway to the west and there are no public footpaths to the north or east giving any long distance views. However the profile and design is complimentary to this rural character cottage and considered visually appropriate and compliant with policy CS16.

(iii) Impact upon residential amenity

As a semi detached dwelling the rear extension could affect No 1 adjacent. The rear projection has been set off the shared boundary and complies with the 45 degree code. The design does have a steeply pitched roof (to match existing cottage) and as such is a little higher than standard single storey extensions. No 2 is also a little higher than No 1 so the added height would be visible - but the roof has been hipped away with half hips added. No 1 has its more functional rear door and utility area close to the shared boundary with its sitting out area removed to the west. The boundary wall and shrubs adequately screens and protects No 1 and as a result the impact on neighbouring amenity is considered to be limited and acceptable

8 Conclusion

The proposed extension, which is under construction, is considered appropriate to the host dwelling and would not have any adverse impact on neighbouring amenity. Therefore it is considered compliant with Policy CS16 and recommended for permission. It is not necessary to impose the standard 3 year commencment condition in this instance.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/16/00711

(A) subject to the following conditions

1 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.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

1:1250 Site Location Plan
1:500 Block Plan Drawing No SD 15387
Existing Elevations Drawing No SD 15387-E13 Rev A
Proposed Elevations Drawing No SD 15387-P13 Rev A
Existing Ground Floor Plan Drawing No SD 15387-E10 PRELIM2
Proposed Ground Floor Plan Drawing No SD 15387-P10 PRELIM2
Building Regs Proposed Drawing No SD 15387-P20 PRELIM

Reason: - To ensure provision of a satisfactory development.