
Site Address:	2 Harestock Road, Havant, PO9 3EA		
Proposal:	Single storey side extension. New dropped kerb to allow off road parking.		
Application No:	APP/16/00474	Expiry Date:	29/06/2016
Applicant:	Mr J Golding		
Agent:	Mr R Wood	Case Officer:	Emma Chisnall
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Harestock Road is a semi detached dwelling constructed of red brick walls with a concrete tiled pitched roof. The dwelling is semi-detached and is located on a corner plot which runs along Harestock Road and Woodgreen Avenue. The dwelling is on raised ground from road level and slopes slightly from north to south. Amenity space runs along the front, side and rear of the dwelling. To the front of No 2 the ground is part hard-surfaced and part lawn and is surrounded by a 1.2m brick wall around the boundary. To the side and rear of the dwelling the boundary is constructed of fencing 1.8m (approximately) high and the space is mainly used as garden and is adequate in size.

2 Planning History

None

3 Proposal

Single storey side extension. New dropped kerb to allow off road parking. An existing lean-to will be demolished and the extension built in its place.

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

Development Engineer - Highways Comment:

The Highway Authority has no adverse comment to this application. The provision of the porous parking area in the front garden is permitted development. The request for a dropped kerb should be directed to HCC in their role as the Highway Authority.

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: 9

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
- (iv) Parking

- (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 dwelling occupies a plot which is generous enough to accommodate the proposed extension without causing a considerable impact on residential amenity and the character of the area.

- (ii) Impact upon the character of the area

The proposed extension to No 2 is considered to be moderate in size and will not extend past the existing east and west elevations leaving a 2.5m distance between the furthest point of the works and closest boundary. Therefore it is considered to not be a bulky or obtrusive development. Where possible, matching materials will be used to ensure the development does not detract character from the existing dwelling nor look out of place.

Although on a corner plot, there are other examples of similar developments along Harestock Road and is therefore considered the proposed works would not detract significant character from the area nor look out of place from the streetscene. The development can therefore be considered acceptable.

- (iii) Impact upon residential amenity

It is considered that the proposed works would not cause significant harm to the

residential amenity of the neighbouring dwellings.

The proposed extension is single storey and will be set off the boundary wall to the south by 2.5m which will reduce the impact caused to dwellings located on the other side of Woodgreen Avenue. The distance between No 2 and the neighbouring dwellings is considered to be acceptable and accords with guidance set out in the Havant Borough Design Guide. This distance should ensure that any impact caused to the neighbouring dwellings by the proposed windows (which are to be installed along the elevations of the extension) are minimal. This coupled with the boundary in place and that the roofline should be at a height and at an angle to prevent over-looking, should ensure that neighbours do not feel over-looked or suffer from a loss of privacy.

Due to the proposed works on the south elevation the attached neighbour No 4 should remain unaffected by the proposed development.

(iv) Parking

The highway authority have been consulted in regards to the dropped kerb. Although they have no adverse comment in regards to the application it has been advised that the applicant seeks further information from Hampshire County Council and an informative will be included with the decision in regards to this.

8 Conclusion

No 2 Harestock Road has adequate amenity space for the proposed side extension. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00474 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 Compulsary 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:

Ordnance Survey Plan: Unique Plan Reference 00111569-13C315
Existing and Proposed Elevations and Floor Plans: Drawing No 01

Reason: - To ensure provision of a satisfactory development.