
Site Address: 14 Penk Ridge, Havant, PO9 3LU
Proposal: Upgrade of existing single storey rear extension together with a pitched roof over same.
Application No: APP/15/01179
Applicant: Mr & Mrs Rider
Agent: Mr D J Boddy
Ward: Bedhampton

Expiry Date: 08/12/2015
Team:
Case Officer: Bee Crawford

The Project Support Practice

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property and garage with a brown tiled pitched and hipped roof and elevations of red multibrick and tile hanging to the front. There is a north south decline to the site and open vehicular access to the front with a tarmac drive, grass and shrubs. The rear garden consists of grass and shrubs and is enclosed by 1.8 metre high fences to the east and west and a 1.5 metre high wall to the rear.
- 1.2 The other two storey semi-detached property is to the east, a pair of two storey semi-detached properties are to the west and the rear garden of a property in Auriol Drive is to the rear. The area is of medium density with two storey detached and semi-detached properties of similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a single storey rear infill extension and the provision of a new roof over the existing rear extension. The extent of the new extension is 1.9 metres in depth, 1.1 metres in width with a new mono-pitched roof over the existing and new extension of 2.8 metres to the eaves and a maximum height of 3.7 metres.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

None.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

- 6.1 One letter was received stating that the application was invalid, not specifically objecting to the scheme, although the information provided satisfies the current requirements and impact of the proposal is considered in Section 7 below.

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 effect on the streetscene
- (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 acceptable in principle subject to development control criteria.

- (ii) Appropriateness of design and effect on the streetscene

- 7.3 The proposed new roof and extension would be partially visible from the public realm, although the development is in excess of 17 metres from the highway. The development is for the provision of a small single storey rear infill extension and a new roof over existing flat roofed elements and the new extension. The new roof would consolidate the existing and proposed extension and would enhance the appearance of the rear of the property. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the development is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

- (iii) Effect on neighbouring properties

- 7.4 The proposal would be visible from the neighbouring properties, although it is to replace the existing flat roofs with a mono-pitched roof and a small extension. There are no windows in the new extension which is of a very modest size. No objections were received with respect to the scheme and it is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the property to the rear.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01179 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:

Location plan
Block plan
Existing ground floor plan
Proposed ground floor plan
Existing elevations plan
Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.