
Site Address:	1 Silkstead Avenue, Havant, PO9 5EJ		
Proposal:	Erection of two storey side extension.		
Application No:	APP/16/00506	Expiry Date:	18/07/2016
Applicant:	Mr J Green		
Agent:		Case Officer:	Karen Wooden
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey end of terrace house situated on the corner of Silkstead Avenue and Hawkley Close. The property has a brown tiled pitched roof and elevations of red multibrick. The ground level rises slightly from east to west.

The rear garden is enclosed by a close-boarded fence. The driveway to the side of the house is accessed via a dropped kerb located on Hawkley Close. The dwelling itself is set back approximately 28m from Silkstead Avenue and benefits from a communal green to the front.

The area is of medium density and is characterised by terrace and semi detached properties of similar size and style.

2 Planning History

No planning history

3 Proposal

Erection of two storey side extension to the south elevation. Top section of the whole property to be tile hung, with the lower section to be rendered.

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

Development Engineer
No adverse comments

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: 15

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 proposed extension to the south elevation of the existing dwelling will be visible from the streetscene. The proposal includes the addition of hung tiles and render to the elevations and although it is accepted that this will not be in-keeping with the properties within the immediate vicinity, there are examples of similar properties within the surrounding area.

The extension will be built to the curtilage of the southern elevation of the dwelling. In some cases it is considered that this additional bulk and mass may have a detrimental effect on the streetscene, but as this extension will be on the elevation facing Hawkley Close, which is a no through road, the impact will be minimal.

(iii) Impact upon residential amenity

No objections have been received in relation to this application. The properties to the east and west of the site are both located in excess of 40m from the application site and therefore will not be affected by the proposal. There is 14m between the application site and the south (6 Hawkley Close). The submitted plan shows there are to be no windows in the southern elevation.

8 **Conclusion**

Having regard to the above information it is considered that the two storey side extension would comply with the principles of policy CS16 of the Havant Borough Core Strategy and therefore approval is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00506 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan - received 12.05.16
Block plan - received 12.05.16
Elevations and floor plan - received 12.05.16

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing building and those specified within the submitted details 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.