

1 Site Description

27 Maisemore Gardens is a two storey mid terrace dwelling located in a residential area of dwellings of similar size, style and character. The property backs onto open land.

2 Planning History

APP/15/01264 - Single storey rear extension., PERM,05/01/2016

3 Proposal

This application seeks planning permission for a rear extension to the property. The application seeks an amendment to approved planning application APP/15/01264. The original application was for an extension of 4m but after investigating, Southern Water have advised that this will need to be extended to 4.4m to avoid the existing foul water pipe.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

The Environment Agency has no objection to the proposed development as submitted.

Despite inaccuracies in the flood risk assessment, we have no objections as proposed finished floor levels will be no lower than existing floor levels.

Please be aware that according to the Environment Agency's flood map, the site is at risk of fluvial flooding. Although the flood risk assessment addresses concerns about tidal flooding, it does not address the risk of fluvial flooding. You may wish to consider the suitability of any flood resistant and resilience measures.

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: 2

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 on the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Flood risk

(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 on the character and appearance of the area

The proposal is for a rear extension and therefore will be set away from the streetscene of Maisemore Gardens, and as such will not have any significant impact visually on the character and appearance of the area.

Notwithstanding the above the development is of an appropriate scale and design and is suitably subservient to the host dwelling and respects the existing built form of the dwelling. It is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of the Havant Borough Core Strategy March 2011.

(iii) Impact upon residential amenity

The previous conservatory extended 2.5m from the rear of the existing dwelling, along the curtilage with No. 26 Maisemore Gardens. Although the proposed extension is an additional 1.9m, it has been designed with no windows to either north or south elevations, and therefore will not be overlooking the neighbouring properties.

Under the provisions of Schedule 2, Part 1, Class A (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015, an attached dwelling is permitted, without the benefit of planning permission, to erect a single storey rear extension extending between 3m and 6m from the rear wall of the original dwellinghouse, by submitting a 'Prior Notification' application. This is providing the roof height does not exceed 4m, the eaves height does not exceed 3m, and no objections are received from the adjoining properties. This application fits this criteria, and the criteria of policy CS16 of the Havant Borough Core Strategy 2011, and therefore it is considered that this proposal will not cause unacceptable harm to the amenity of the neighbouring properties.

(iv) Flood risk

The submitted flood risk assessment confirms that although the property is located within Flood Zone 3, as the proposal is not to provide accommodation for additional persons, there is no increase in risk to the current occupiers. The Environment Agency have raised no objections to the scheme as the proposed finished floor levels will be no lower than existing floor levels. This application therefore fits the criteria of policy CS15 of the Havant Borough Core Strategy 2011 with regard to development within a flood zone.

8 Conclusion

Having regard to the above information, it is considered that the extension to the rear of the property will comply with policies CS15 and CS16 of the Havant Borough Core Strategy 2011. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00207 subject to the following conditions