
Site Address:	21 Park Way, Havant, PO9 1HH		
Proposal:	Two storey rear extension.		
Application No:	APP/16/00798	Expiry Date:	28/09/2016
Applicant:	Mr & Mrs Ede		
Agent:	Mr Critchley	Case Officer:	Bee Crawford
	Martin Critchley, Architect		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey end of terrace property with a brown tiled pitched and hipped roof and elevations of red multibrick. The site is level with open vehicular access to the front, a concrete parking area and paving. The rear garden is in excess of 35 metres in depth with a patio and uncultivated land to the rear section. There is a 1.8 metre high fence to the western boundary, a 2 metre high fence to the eastern boundary and a mature hedge to the rear (southern) boundary.
- 1.2 The adjoining two storey terraced property is to the west, a detached two storey property is to the east, the parking area of a block of flats is to the rear and a purpose built retail park is opposite. The area is of medium density of two storey detached and terraced properties of a similar age, style and design and a modern retail park.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey rear extension.

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: 3

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) Appropriateness of design and impact 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 impact on the streetscene _

7.3 The proposal is to the rear of the dwelling and due to the location of the site would be visible from the public realm, although the rear garden of the neighbouring property is in between the dwelling and highway. The extension would result in a modest addition to the footprint of the property, which can be comfortably accommodated within the extent of the site. It has a lower ridge height than the existing rear projection and is subservient and sympathetic to the original design of the building, as recommended in the Havant Borough Council Borough Design Guide. It is considered that the proposal is acceptable and would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 The proposed extension has a depth of 4.5 metres, replacing the small single storey rear element which is 1.75 metres deep. It is to be built adjacent to the western boundary and no windows are proposed on this elevation. The extension has one ground floor window on the eastern elevation, although this will be partially screened by the 2 metre high boundary fence which is 1.2 metres away. It is noted the property to the east is set forward of the application site with the rear elevation in line with the front elevation of number 21. Whilst there could be the perception of overlooking into the

neighbouring properties from the first floor window of the rear elevation of the extension, in isolation this window could be installed within the realms of permitted development.

- 7.5 The height of the extension is 1.6 metres below the ridge height of the original two storey rear projection and the roof pitches away from the neighbouring properties, reducing the mass and diminishing the impact of the development being overbearing. The neighbouring properties have long rear gardens creating a a spacious outlook and it is noted the property at number 25 benefits from a similar type of addition.
- 7.6 It is therefore considered that the proposal is unlikely to appear overbearing or lead to harmful overlooking and the impact would be deemed to be acceptable on the properties immediately adjacent and to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received for the scheme.

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 Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00798 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 Compulsory 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:

Drg No. 1649-101O	Location and block plan
Drg No. 1649-201A	Existing floor plan
Drg No. 1649-301A	Existing elevations plan
Drg No. 1649-402B	Existing and proposed roof plan
Drg No. 1649-403A	Proposed ground floor plan
Drg No. 1649-404A	Proposed first floor plan
Drg No. 1649-502B	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.