
Site Address:	44 Park Side, Havant, PO9 3PL		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00314	Expiry Date:	01/06/2016
Applicant:	Mr Handford		
Agent:	Mr Quantrill	Case Officer:	Bee Crawford
	Architectural Services		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property and garage set back from the highway. It has a brown tiled pitched roof and elevations of red multibrick, tile hanging and painted render. The site is level with vehicular access and open to the front boundaries with an area of tarmac, block paving and shrubs. The rear garden consists of a lawn, patio area and shrubs enclosed by 2 metre high fencing to all boundaries.
- 1.2 The adjoining two storey semi-detached property is to the west, a two storey link detached property is to the east and the rear gardens of properties in Maylands Road are to the rear. The area is of medium density with a mixture of two storey detached and semi-detached properties of similar and different age style and design.

2 Planning History

None relevant to this application.

3 Proposal

Single storey rear extension incorporating a roof lantern.

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: 6

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
- (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

7.3 The proposal is an infill extension with part of it projecting 2 metres beyond the rear wall of the dwellinghouse. It would be attached to the rear of the property and garage and would also be adjacent to the rear of the garage and eastern elevation of the property at number 46 Park Side. Only the roof lantern element of the extension would be partially visible from the public realm.

7.4 The development is to replace the existing utility area and conservatory with a larger extension and would result in a reasonable increase to the original footprint of the property. The remaining depth of the garden would be less than the 10 metres recommended in the Havant Borough Council Borough Design Guide, however the 10 metre width of the garden is considered to be sufficient in this instance. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is judged the development would not result in an adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 There is one window in the western elevation of the rear extension, situated approximately 5.8 metres away from the property boundary, which is demarcated by a 2 metre high fence and it is considered this would not lead to any additional degree of overlooking to the property at number 42 Park Side.

- 7.6 Whilst the proposal abuts the rear of the garage and eastern elevation of the property at number 46 Park Side, it is of a modest height and set back approximately 1.4 metres from the rear elevation of this property which has no windows at ground floor level. The rear elevation of the extension is in excess of 30 metres from the rear elevations of the properties in Maylands Road.
- 7.7 It is therefore considered that the proposal would not lead to any loss of light, unacceptable overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent to or the properties to the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no objections have been received with respect to 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/16/00314 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:

Drg No. E0021/JH/15/001B	Location and proposed block plan
Drg No. E0021/JH/15/002	Existing ground floor plan
Drg No. E0021/JH/15/003	Existing first floor plan
Drg No. E0021/JH/15/004A	Proposed ground floor plan
Drg No. E0021/JH/15/005A	Proposed first floor plan
Drg No. E0021/JH/15/006	Existing elevations plan
Drg No. E0021/JH/15/007B	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.