
Site Address:	9 Berkeley Square, Havant, PO9 2RT		
Proposal:	Demolition of existing carport and outbuilding and erection of single storey side/rear extension.		
Application No:	APP/16/00103	Expiry Date:	25/03/2016
Applicant:	Ms Thatcher	Team:	Team 1
Agent:	Mr Douglas	Case Officer:	Harriet Pitney
	Jeffrey Douglas Chartered Architect		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached single storey bungalow with a concrete tiled pitched roof and elevations of red multi brick. The site is level with open vehicular access to the front driveway and existing car port. The front driveway is both block paved and partially laid to lawn with a low lying brick wall defining the front boundary to the property. The rear garden is paved and enclosed by a timber fence approximately 2 metres in height.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

None relevant

3 Proposal

This application is for the demolition of the existing carport and outbuilding and the erection of a single storey side and rear extension measuring 6.5 metres in length and 4.3 metres in height.

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

No consultations required.

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: 1

Summary:

A- Impact of light on windows

B- Overbearing

C- Adverse effect on daylight and outlook

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, therefore development is considered acceptable in principle subject to Development Control Criteria.

(ii) Impact upon the streetscene

Whilst the proposal would be visible from the streetscene, it is not considered that the development would have any significant impact visually on the character and appearance of the area. The property currently benefits from a car port in the location of the proposed extension albeit the current structure is now considered to be in a dilapidated condition and as a result the proposed extension is likely to improve the appearance from the existing streetscene.

(iii) Impact upon residential amenity

This application has been subject to revision by the applicant, following a neighbour objection letter and consultation with the Local Planning Authority, whereby the proposal has been reduced in size so that its positioned 1 metre away from the shared boundary with number 7 Berkeley Square and the roof of the proposed extension has been altered from a gable end to a hipped roof.

The footprint of the existing car port currently extends from the side elevation of the property and abuts the boundary fence (shared between 7 & 9) which already has an impact on the light obtained through the windows of number 7. It is important to note that the kitchen/diner of number 7 benefits from dual aspect. The existing outbuilding within the rear garden of number 9 is also subject to demolition as part of the proposal and therefore the addition of the hipped roof is not considered to be unacceptable as daylight will be obtained through the removal of the existing outbuilding albeit from a different perspective. Whilst it is noted that the proposed extension will result in some loss of light to those windows, it is not considered to worsen the impact currently shared with the existing car port to such a detrimental extent as to warrant a refusal of planning permission.

It is noted from the representation received that a BRE assessment has been requested, however, given the minor nature of the proposed extension, this is not considered to be necessary in relation to this application and is not required by the Local Planning Authority. Matters relating to the Party Wall Act and Rights to Light fall to civil legislation and therefore is not a material consideration in any planning decision.

8 Conclusion

The proposal is considered to be acceptable and in accordance with Policy CS16 (parts C and E) of the Havant Borough Council Core Strategy. The proposal is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00103 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:

Existing site photographs- received 29th January 2016
Existing floor and site plan- received 29th January 2016
Amended location and block plan- received 18th February 2016
Amended proposed elevations and sections- received 18th February 2016
Amended proposed floor and site plan- received 18th February 2016

Reason: - To ensure provision of a satisfactory development.