Site Address:	23 Southleigh Road, Havant, PO9 2QG		
Proposal:	Single storey front and side extensions.		
Application No:	APP/16/00170	Expiry Date:	18/04/2016
Applicant:	Mr and Mrs Macdonald		
Agent:		Case Officer:	Emma Chisnall
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

23 Southleigh Road is a large semi detached dwelling constructed of red brick walls with a concrete tiled hipped roof. The dwelling is on level ground which is hard surfaced from the front boundary along the south elevation to form a driveway which leads to a garage giving a provision to park approx 3 cars at the dwelling. The rest of the amenity space to the front is adequate in size and is lawn. The front and south boundary which will surround the proposed works are constructed of 2m fencing with the shared boundary between No 23 and No 21 Southleigh Road to the front is 1m-1.5m mixed hedging.

2 Planning History

None

3 Proposal

Single storey front and side extension measuring 16.4m deep, x3.5m high and 2.7m wide. The proposal will involve converting the existing garage to a gym and hard-surfacing the full front amenity space to accommodate parking. The proposal involves setting the extension away from the south boundary by 1m which would allow a walkway along the side.

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Design Guide Dec 2011

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary: Concern raised over construction traffic and request that entrance to drive is not blocked.

Comment: This is not a planning consideration and would need to be discussed with the applicants.

Summary: Concern raised over proposed gym being private or commercial. Will planning works involve removal of asbestos.

Comment: It is assumed from the planning application that the gym is for the private use of residents only, any commercial use is likely to require a further application for planning permission. An Informative is recommended in relation to the possible presence of asbestos and relevant requirements.

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 character of the area
(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. The proposed development will be along the south (side) elevation of the dwelling and will be in line with the front elevation and not extend past the existing garage. The roofline for the proposed extension will then be carried along the front of the dwelling which would be of similar design to the attached neighbour at No 25 Southleigh Road.

The proposed extension will allow the applicants to build a utility/office to the front of the extension with an enlarged kitchen and gym to the rear.

(ii) Impact upon the character of the area

The proposed works are viewable from the streetscene but will be set away from the front boundary line and side (south) boundary line which will reduce the impact of the bulk of the extension. The proposed works are single storey along the side of the dwelling and are considered subservient to the original dwelling. Materials will be used that match the existing dwelling to help the extension look in keeping with the original house. Due to the screening in place and the size of the proposed works it is considered there would be no harm caused visually to the streetscene nor No 23 from the proposed works.

The proposed alterations to the front of the dwelling will be matching to that of the adjoined neighbour (No 25) and are considered to make visual improvements to the existing appearance.

(iii) Impact upon residential amenity

It is considered that No 23 has the amenity space available to accommodate the proposed works to the size proposed. The attached neighbour at No 21 would not be able to view the side extension due to the position of it on the south elevation and that it does not extend past the front elevation . There are no new windows or doors proposed along the elevation facing No 25 to the rear and coupled with the distance between the existing garage and No 21 it is considered No 21 should remain unaffected.

No 23 Southleigh Road shares a boundary with an access road to the south. Due to this the next closest house from this boundary is approx 7m away. The proposed works will be set 1m away from the boundary so that a walkway can be built along the extension. One door is proposed to be installed along the south elevation as well as four velux windows into the roof. Due to the distance of 7m between the proposed works and the closest neighbouring dwelling (No 21) , it is considered that this development would not cause significant harm to the neighbour nor impact privacy levels or cause over-looking. The screening in place is adequate at 2m high and as the extension will be single storey the development is considered acceptable.

8 Conclusion

No 23 Southleigh Road has adequate amenity space for the proposed side and front extension. The space available should ensure that there is no significant loss of residential amenity to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00170 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:

Ground Floor, Block Plan and Sections: Drawing No 1 of 2
Proposed Extension Elevations and Alterations Plan: Drawing No 2 of 2

Reason: - To ensure provision of a satisfactory development.