
Site Address:	6 Fern Drive, Havant, PO9 2YH		
Proposal:	Amendment to existing roof of ground floor extension. (Retrospective Application)		
Application No:	APP/15/01313	Expiry Date:	03/03/2016
Applicant:	Miss Falzon	Team:	Team 1
Agent:	Mr Bertha	Case Officer:	Brendan Flynn
	Helyer Davies Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

6 Fern Drive, Havant, PO9 2YH is a semi detached two storey dwelling, located on the west side of Fern Drive. The dwelling is set within a cul-du-sac of similar residential dwellings. The property has an existing one and a half storey side extension with front dormer together with a single storey rear extension.

2 Planning History

08/67618/001 - One and a half storey side extension with front dormer together with single storey rear extension., PERM,20/03/2008

3 Proposal

Amendment to existing roof of ground floor extension. (Retrospective Application)

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

None 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: Four

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: one

Summary:

One letter of objection received The alterations detract from the outlook of No 3 Fern Drive also the flat roof is of a poor design and out of keeping with the surrounding properties.

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 where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The design is appropriately subservient to the host dwelling with the flat roof and shallow pitch combined to maximise the amount of space about the roofline. The existing side and rear extension already sits on the boundary the alterations to the roof do not make the proposal any more unacceptable than the previously approved scheme. As such the proposal would not be overly dominant in the street scene or out of character with its immediate setting. The proposal is considered appropriate in street scene terms and informed by its immediate locality in accordance with Policy CS16 clause 1c.

(iii) Impact upon residential amenity

With respect to outlook and light, the alterations to the roof are so minor that any additional overshadowing would be limited, it is considered that any loss of amenity to neighbouring residents would be minimal. Accordingly the proposal is considered compliant with Policy CS16 clause 1e.

8 Conclusion

The proposal is an appropriate form of development that will not cause unacceptable harm to the amenity of adjacent residents or the visual appearance of the locality. As such it is recommended to grant permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01313

(B) subject to the following conditions

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number 15187-01

Reason: - To ensure provision of a satisfactory development.