
Site Address:	49 Southleigh Road, Havant, PO9 2QQ		
Proposal:	Single storey extension to eastern elevation.		
Application No:	APP/15/00906	Expiry Date:	13/10/2015
Applicant:	Mr Harris	Team:	Team 1
Agent:		Case Officer:	Karen Wooden
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

49 Southleigh Road is a detached two storey dwelling which is located to the rear of 47 Southleigh Road and is accessed via a small private driveway situated between 47 & 53 Southleigh Road. The driveway also offers access to No. 51 Southleigh Road, a detached bungalow located to the north of the application site.

2 Planning History

None relevant to this application

3 Proposal

The proposal is to remove an existing porch on the southern elevation, and replace with a single storey extension. Entrance to the property will then be via the existing kitchen door on the northern elevation.

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

Southern Water - Sewer could be crossing site - informative recommended

An informative has also been added to the planning approval.

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: 7

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

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of design

Due to the property being located at the end of a private driveway, the proposed extension would not be visible from the public realm. The design and appearance are considered appropriate in context to the main dwellinghouse. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality and therefore meets the objectives of the Borough Design Guide and policy CS16 of the Havant Borough Local Plan (Core Strategy).

(iii) Effect on neighbouring properties

No objections have been received in relation to this application. The properties to the south of the application site are situated in excess of 50m from the proposed extension, and are separated by natural screening. The property to the east is a large two storey detached property with no windows overlooking the application site. It is considered that the extension would not cause unacceptable harm to the amenity of neighbours in terms of loss of privacy, outlook or overlooking, and therefore meets the objectives of the Borough Design Guide and policy CS16 of the Havant Borough Local Plan (Core Strategy).

8 Conclusion

The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00906 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.

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

Location plan - received 18.08.15

Site plan - received 18.08.15

Existing floor plan - received 18.08.15

Proposed floor plan - received 18.08.15

Existing east elevation - received 18.08.15

Proposed east elevation - received 18.08.15

Existing south elevation - received 18.08.15

Proposed south elevation - received 18.08.15

Reason: - To ensure provision of a satisfactory development.