
Site Address:	50 Southleigh Road, Havant, PO9 2QH		
Proposal:	Single storey front extension.		
Application No:	APP/16/00236	Expiry Date:	29/04/2016
Applicant:	Mr T Pegler		
Agent:	Mr D P Manns	Case Officer:	Emma Chisnall
	D M Designs		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

50 Southleigh Road is a detached bungalow with part render and part exposed red brick walls with a concrete tiled pitched roof. The dwelling occupies a quiet private plot which is well screened by 2m fencing to the north and 3m hedging to the south and front. The dwelling is on level ground and is set further back in its plot when compared to neighbouring properties No 52 and 48b. The front amenity space is large and part hard-surfaced with a driveway along the north elevation leading to a garage which provides the provision of parking for approx 2-3 cars. The rest of the front amenity space is used as garden which is the same along the rear and side elevation.

2 Planning History

None

3 Proposal

Single storey front extension measuring 6.9m wide, 5.1m high, 4.6m deep.

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: 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) 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 extend the existing kitchen and lounge from the elevation which faces the main road.

(ii) Impact upon the character of the area

Southleigh Road has many examples of dwellings situated within large plots that are well screened and set away from the boundary line adequately so they cannot be seen. No 50 is an example of this and is well contained within the boundary and not viewable from the public realm streetscene. The proposed extension is of sound design and is not considered to detract character from the area nor the existing dwelling due to the size of the extension, the position of it on the dwelling and the screening that is currently in place.

The materials proposed for the extension will be matching to that of the existing dwelling which will help the development look in keeping and not out of place. Therefore the development can be considered acceptable.

(iii) Impact upon residential amenity

No 50 is set well away from the north and south boundary and there is adequate screening in place to ensure No 52 and 48b do not suffer a loss of amenity as a result of the proposed works. The proposed extension will be set away from the existing elevation sides and will not exceed the height of the existing eaves which should ensure the development does not appear bulky or in disproportion.

New windows will mainly look out to the west towards the road with a further window proposed on the north elevation looking over to No 52 Southleigh Road. Due to the

screening in place, that the window will be on a single storey extension and that the distance between dwellings is approx 18m it is considered this window would not lead to a loss of privacy nor cause over-looking to No 52.

8 Conclusion

No 50 Southleigh Road has adequate amenity space for the proposed front extension. The space available should ensure that there is no loss of amenity space 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00236 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:

Proposed and Existing Elevations, Existing and Proposed Floor Plan: Revision A

Reason: - To ensure provision of a satisfactory development.