
Site Address:	13 Hallett Road, Havant, PO9 2PJ		
Proposal:	Proposed 2 storey side extension and single storey rear extension.		
Application No:	APP/15/01100	Expiry Date:	26/11/2015
Applicant:	Ms Quintavalle	Team:	Team 1
Agent:	Mr Bessant	Case Officer:	Emma Chisnall
	Jimmy Bessant Architecture		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

13 Hallet Road is a semi detached two storey property which has a bricked ground floor and rendered first floor. The property is set away from the boundary leaving open amenity space available to the front of the property and to the side which is used for the parking of two cars. To the rear of the property is a conservatory which leads onto a substantial garden which has a good level of screening to the west via a 2m fence with hedging and greenery and a slightly lower fence boundary to the east. The ground is level at the property and along the rear curtilage there are 4 mature trees which are well spaced, provide good screening and should not be impacted by the development.

The area is residential and the properties in Hallet Road are very similar in style, size and design and there are examples of other similar developments within the road.

2 Planning History

None

3 Proposal

Proposed 2 storey side extension and single storey rear extension.

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

Ecologist Comment: Within 50m of the proposed development a protected and notable species of bat roosts.

The development will involve building a roof extension onto the current dwelling but it is not considered that the bats are present at the property nor that the development will impact any roosting ground. An informative shall be included in this report to ensure that should bats be discovered onsite that they are protected.

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: 0

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 proposal to extend the side of the property by two storeys will allow the applicant to build a garage and toilet on the ground floor as well as a master bedroom and en-suite on the first floor. To the back the proposal shows the removal of the current conservatory to be replaced with a single storey extension that runs the width of the house to incorporate a larger kitchen/dining room area as well as a utility room. The property has a large amount of amenity space available and the proposal would utilise a good amount of this whilst leaving an adequate amount of garden space to the rear.

(ii) Impact upon the character of the area

Along Hallet Road there is similar development viewable from the streetscene where other properties have built two storey extensions to the side of their homes. This is now a predominant feature so the proposal to No 13 to mimic this would look in keeping with the area and would contribute to the rhythm of the streetscene. The extensions offer an improvement on the appearance of the properties without creating a negative impact on the character of the area.

The applicant is proposing to use all matching materials for the new extensions that are on the original property. This will help soften the impact of the development but also improve the overall appearance of the property once complete.

The front windows proposed to the first floor front (north) elevation will correspond well to the current design and size of the windows to the opposite of the property and would be an attractive addition.

The rear extension will make improvements on the original dwelling by incorporating the matching slanted roof and matching brickwork. The neat and small design for the extension would not create a negative impact on the character of the area.

(iii) Impact upon residential amenity

The two storey side extension is located to the west of the main dwellinghouse. From the side elevation of the proposal to the western boundary there is an approx gap of 5m which provides adequate space for the extension and the potential distance of 1m between the property and boundary edge should approval be granted. The proposal has included the removal of a first floor window which is currently on the west elevation and has proposed instead to install two new windows to the ground floor west elevation. The windows will allow light into a garage and a downstairs toilet which has been proposed to be obscure glazed. As these rooms will not be of a primary use it is considered these windows are acceptable in the design and should not cause over-looking or be visually intrusive to the neighbour at No 11.

The elevation from No 11 which would look onto the proposed extension at No 13 does not currently have any windows or access doors so the addition of windows to No 13 would not create any additional overlooking.

The proposed extension of the roof has been designed to have a soft impact on the appearance of the property and would be angled away from the closet neighbouring so as not to cause a negative impact.

The extension to the rear would involve taking the current conservatory down and extending the rear of the house's depth by 2.5m and the length to 9.5m. This is a large rear extension in terms of length however the depth of the conservatory should be relatively small and not be particularly overbearing or visually intrusive. No windows are proposed on the side elevations of the rear extension so there would not be loss of privacy to the neighbours caused. The proposed rooflights on the sloped roof will not cause any negative impact on the immediate neighbours and are therefore acceptable. It is considered there is substantial amenity space for the property to accommodate this development.

8 Conclusion

The property occupies a plot with generous space to the rear and adequate space to the west and front. The curtilage can accommodate the side and rear extension to the size and scale proposed without compromising the private amenity space of the neighbouring dwelling or character of the area. The application can therefore be recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01100 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Indicative 3D Views, Proposed Indicative 3D Views, Site Plan and Location Plan: Drawing No -01
Proposed North, West and South Elevations with Ground Floor and First Floor Plan: Drawing No -03
Existing North, West and South Elevations with Ground Floor and First Floor Plan: Drawing No -02

Reason: To ensure provision of a satisfactory development.
- 3 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.
- 4 The car parking and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.