
Site Address:	37 Langstone Road, Havant, PO9 1RB		
Proposal:	Single storey side and rear extensions.		
Application No:	APP/15/00953	Expiry Date:	28/10/2015
Applicant:	Mr Creamer	Team:	Team 1
Agent:	Mr Smith	Case Officer:	Emma Chisnall
	Wheatlands Construction Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

37 Langstone Road is a two storey detached property with a concrete tiled roof and red brick walls with wooden beams throughout. The property is set back from the front of the curtilage by approximately 16 metres with a graveled area providing parking for three cars. The ground at 37 Langstone road is level and it has a large open amenity space to the rear of the property.

Langstone Road is a residential road characterised by detached properties set within large plots with mature landscaping and evidence of additional development.

2 Planning History

APP/12/00336 Erection of Single Storey Side Extension- Permitted

3 Proposal

Single storey side and rear extensions.

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 this location is the roosting ground of a protected and notable species

(Pipistrelle Bat). It is not considered that the development at No 37 is likely to impact on this species.

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: 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. Both proposed extensions will fit into the current shape of the dwelling well and will provide additional space whilst not significantly compromising existing open amenity space.

(ii) Impact upon the character of the area

No 27 is set back from the public highway therefore the proposed extensions would not be viewed prominently in the street scene because of this siting and the boundary fence which surrounds the property at 2m height. Given the single storey nature of the development the proposals would have a limited and acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

Due to the size, shape and design of the proposed extensions it is considered they would not lead to any loss of amenity to either neighbour. The proposed rear extension is a small, neat and modest extension which would be set back and unobtrusive to the neighbours at No 29. In regards to the proposed side extension which is moving closer to the boundary, the neighbour's dwelling at No 35 is adequately set back within the curtilage to not suffer from shading or a loss of privacy with the proposed extension to No 37. Windows would be incorporated into the roof of the extension which would be at a slanted angle and at single storey which will ensure the neighbours are not overlooked.

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/15/00953

(A) 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:

Block Plan drawing Number 0
Proposed Plans and Elevations: Drawing Number 0

Reason: - To ensure provision of a satisfactory development.
- 4 The Toilet/shower room window at ground floor level in the north facing wall elevation of the building shall:-
 - i) be fixed shut and;
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.