
Site Address:	5 Orchard Road, Havant, PO9 1AT		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00782	Expiry Date:	26/09/2016
Applicant:	Mr Miles		
Agent:	Mr P Walker	Case Officer:	Harriet Pitney
	Island Design		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached two storey dwelling with a concrete tiled pitched roof and elevations of brick construction, partially rendered to the principal elevation at first floor level.

The site is relatively level with open vehicular access to the front driveway which provides for offroad parking provision. The rear garden is laid to lawn and enclosed by a timber close boarded fence (approximately 1.5 metres in height) to the north and south boundaries and a brick boundary wall to the western (rear) boundary. Shrubbery is also evident within the rear garden which provides further screening from the adjacent neighbouring property (No. 7).

The property has previously been extended by way of a small scale conservatory, however, this is to be removed subject of this application.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age albeit varied in their design.

2 Planning History

None relevant

3 Proposal

This application is for a single storey rear extension measuring 4.7 metres in length, 3.85 metres in height and 6.4 metres in width.

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

Not required for this application.

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

Summary: No representations received.

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 to be acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the streetscene

The proposal is set away from the streetscene of Orchard Road and as such will not have any significant impact visually on the character and appearance of the area.

Notwithstanding the above, the development is of an appropriate scale and design which respects the existing built form of the original dwelling. It is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of Havant Borough Councils Core Strategy.

(iii) Impact upon residential amenity

When assessing the impact of the proposal on residential amenity, it is important to note that the application site already benefits from a single storey conservatory which

extends 1.8 metres beyond the rear wall of the original dwellinghouse as well as the neighbouring property to the south (No. 7 Orchard Road) which also benefits from a single storey extension which extends approximately 2.5 metres from the rear wall of the dwellinghouse. On this basis, the proposed extension will exceed a further 2.2 metres beyond the adjacent neighbours extension and a further 3 metres from the existing extension at 5 Orchard Road.

The proposal does not incorporate any windows within the southern elevation and therefore would not result in any overlooking or loss of privacy. Whilst it is noted that the proposal will result in some loss of light, this is not considered to be to such an extent as to warrant a refusal of planning permission. The applicant could construct an extension under Permitted Development which extends 3 metres beyond the rear wall of the dwellinghouse without the need for planning permission or alternatively 6 metres under the prior notification procedure. Therefore the additional 2.2 metres to the overall depth of the extension is not considered to be harmful or detrimental to the residential amenity of 7 Orchard Road. It is considered that there is sufficient distance between the proposed extension and 3 Orchard Road as to not result in any negligible impact on neighbour amenity.

No objection has been received in relation to this application.

8 Conclusion

The proposal is considered to be acceptable and in accordance with Policy CS16 of Havant Borough Councils Core Strategy, 2011 and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00782 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 Compulsory 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:

Site location plan- received 1st August 2016

Block plan- received 1st August 2016

Existing layout- received 1st August 2016

Proposed layout- received 1st August 2016

Existing and proposed elevations- received 1st August 2016

Section drawing- received 1st August 2016

Reason: - To ensure provision of a satisfactory development.