
Site Address:	67 Great Copse Drive, Havant, PO9 5BZ		
Proposal:	Single storey side extension.		
Application No:	APP/16/00303	Expiry Date:	19/05/2016
Applicant:	Mr & Mrs Legg		
Agent:	Mr Moyse	Case Officer:	Bee Crawford
	Martin Moyse MRICS		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property and detached garage situated at the end of a cul-de-sac part of Great Copse Drive. It has a brown tiled shallow pitched roof and elevations of red/beige multibrick, tile hanging and stone cladding. The site is level and the front is accessed by a footpath with vehicular access to the rear. The front garden consists of shrubs and shingle, open to the south, a wall to the east and a 2 metre high fence to the north. The rear garden is mainly block paved with a covered area, shed and raised planters. There is 2 metre high fencing to the northern and southern boundaries and a wall with railings and metal gates to the western boundary.
- 1.2 The adjoining two storey semi-detached property is to the south, two storey semi-detached properties are to the rear and opposite and rear gardens of properties in Middle Park Way are to the north. The area is of medium density with a mixture of two storey terraced and semi-detached properties of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

Single storey side extension.

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

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: 11

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 the design and impact on the streetscene
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of the design and impact on the streetscene

7.3 The application site is situated at the end of a cul-de-sac part of Great Copse Drive and the proposed extension would be partially visible from the public realm to the front footpath and rear highway. The development would result in a modest increase to the original footprint of the property with sufficient amenity space being retained in the rear garden. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on the neighbouring properties

7.4 The proposal is to be situated in between the northern elevation of the property and adjacent to the northern boundary and does not have any side windows. The area is currently being used as a covered amenity space. The boundary extends away from the northern elevation of the property, resulting in the extension being wider at the rear than the front, hence the need for planning permission. It would not extend beyond the front elevation of the property and is set in approximately 2.3 metres from the rear

elevation.

- 7.5 There is good screening to the properties in Middle Park Way to the north, the rear elevations of which are in excess of 20 metres away. There are french doors in the rear elevation of the extension, although it would be partially screened by the existing shed and garage and the eastern elevation of the property to the rear is approximately 26 metres away. The small window in the front elevation of the extension is to serve a shower room and due to its position in relation to the property opposite, it is deemed any impact would be nominal.
- 7.6 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

8 **Conclusion**

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

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00303 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:

Drg No 01 Existing elevations and floor plan
Drg No 02 Location plan, proposed block, elevations, floor and section plan

Reason: - To ensure provision of a satisfactory development.

