
Site Address:	223 High Lawn Way, Havant, PO9 5BU		
Proposal:	Two storey side extension.		
Application No:	APP/15/00091	Expiry Date:	04/05/2015
Applicant:	Mr C Kirby Kirbuild	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terraced property with a brown tiled pitched roof and elevations of beige/red multibrick. There is open vehicular access to the front which is predominantly block paved with an area of grass. There is a hedge to the south and part of the eastern boundary. The rear garden slopes away from the property and has a patio, grass and shrub borders, enclosed to all boundaries by 1.8 metre high fencing.
- 1.2 The adjoining two storey terraced property lies to the south, a wooded area which falls within Sir George Staunton Conservation Area is to the rear and north and the playing field of Front Lawn School is opposite. The area is of medium density of two storey terraced and semi-detached properties of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a two storey side/rear extension with a depth of 10 metres (including a projection of 3 metres from the rear of the property), a width of 3.2 metres to the front and 3.5 metres to the rear. The pitched roof to the side element has an eaves height of 4.5 metres and a ridge height of 7 metres and the pitched and hipped roof to the rear element has an eaves height of 4.8 metres and a ridge height of 6.2 metres .

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: Sir George Staunton

5 Statutory and Non Statutory Consultations

Southern Water

It appears there is a public surface water sewer within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

-No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.

-No new soakaways should be located within 5 metres of a public sewer.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

NB add informative.

Portsmouth Water Company

No comment received.

County Ecologist

I consider that the ecological information presented is sufficient.

The Bat Scoping Survey (The Ecology Co-op, April 2015) concludes that the dwelling does not support features likely to be attractive to roosting bats. No further survey effort is considered necessary.

Conservation Officer

No objection, condition recommended to ensure the materials used match as closely as possible with the existing.

Development Engineer - Highways

No adverse comment, although it is recommended condition D45 be added to provide and retain three parking spaces.

Arboriculturalist

No arboricultural issues with the proposed development.

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: 3

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 design and impact on the streetscene
- (iii) Effect on 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 design and impact on the streetscene .

7.3 The proposed extension would be visible from the public realm, the property being around 7 metres away from the highway with an open northern aspect and frontage. The proposal is to be built adjacent to the northern boundary, and is a continuation of the existing property. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions are subservient to the main dwelling, set back from the building line and have a lower ridge height and recommends two storey side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 However, the property is at the end of a terrace of four and there are no other houses to the north of the site. It would not appear cramped and in this particular case it is considered there would be no merit in reducing the height of the ridge to the front of the property and that the impact on the streetscene would be more conspicuous if the proposal were to be set back from the existing front building line. It is judged to be subservient to the main dwelling by virtue of the proposed width. Therefore it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed

appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.4 The proposed extension is to the northern elevation of the property and there are no properties beyond the application site on this side or to the rear, the adjacent land to the north and west being woodland which falls within Sir George Staunton Conservation Area. A school playing field is opposite the site. The rear element of the extension would be approximately 4.6 metres from the boundary with number 221 High Lawn Way and there are no side windows at first floor and the small side window at ground floor would be screened by the existing conservatory. The proposed roof pitches away from the adjoining property and with the ridge height 0.8 metres below that of the two storey side element of the proposal is deemed to be subservient, minimising any impact. It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the property immediately adjacent to the application site or the school opposite, meeting the requirements of sections of policy CS16 of the HBLP (Core Strategy).

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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00091 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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 2012.
- 4 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Location plan, existing and proposed front and rear elevations

Existing and proposed side elevations

Existing and proposed block plan and floor plans

Proposed section plan

Proposed parking plan

Reason: - To ensure provision of a satisfactory development.