
Site Address:	7 Camelia Close, Havant, PO9 2FQ		
Proposal:	Single storey rear extension.		
Application No:	APP/15/00774	Expiry Date:	04/09/2015
Applicant:	Ms Dering	Team:	Team 1
Agent:	Mr Quantrill	Case Officer:	Emma Chisnall
	Architectural Services		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Camelia Close is a semi detached 2 storey house built with brown brick walls and a concrete ridge roof. The use of the area is residential and the majority of houses have been built with onsite parking for 1 car with additional parking provided on the street. The houses within the area are 2 storey but differ in the finish of their design. Some have been built using brick similar to No 7, others have been rendered or finished with pebble dash so although similar in size there is a difference in the front appearance.

No 7 has a current conservatory on the back of the property which is going to be taken down and replaced with a larger extension which would extend an additional 1m into the open space than the current conservatory does. This would result in the loss of 1m of open garden space to No.7 leaving an adequate amenity space of 8m to the rear of the proposed extension.

The boundary is separated by a 1.8m high paneled fence which would provide adequate screening and the land is level. The extension should not have any adverse affects on the neighbours amenity and it is of an appropriate size and design.

2 Planning History

None

3 Proposal

Proposed is a single storey rear extension on the property.

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

Havant Borough Council Design Guide December 2011

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: 12

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. The space around the dwelling is adequate to support the size of the proposed extension which would be in keeping of the original design of the dwelling.

(ii) Impact upon the character of the area

The proposal seeks to extend the existing building at the rear of the dwelling and will be using matching materials to ensure it is in keeping with the original dwelling. The extension would read as a logical addition to the building and should not have a negative impact on the character of the area.

(iii) Impact upon residential amenity

Along Camelia Close there are a handful of dwellings which have similar size and style conservatory extensions that No 7 currently has. The new proposed extension would extend an additional 1m into the open space at the rear of the dwelling but it is felt that there is adequate screening to ensure there is no amenity lost to the neighbouring properties. As the extension is only single storey it is not considered that the extension would result in over-looking or significant loss of light to its neighbours and therefore it should not have any negative impact on residential amenity.

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/15/00774

(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:

Site Plans as Proposed
Proposed Ground Floor Plan
Proposed Elevations
Proposed 1F Plan

Reason: - To ensure provision of a satisfactory development.