
Site Address:	3 Knox Road, Havant, PO9 1NP		
Proposal:	Single storey side and rear extension.		
Application No:	APP/15/00850	Expiry Date:	24/09/2015
Applicant:	Mr D Pace	Team:	Team 1
Agent:	Mr J Jervis	Case Officer:	Rachael McMurray
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential area of Havant at No. 3 Knox Road. It comprises a two-storey, semi-detached dwelling of brick and tile construction with a pitched roof. The site has a small front garden enclosed by railings and a side driveway which leads to the rear garden. The rear garden is enclosed by a mixture of fences and brick walls and there is a single storey extension attached to the rear elevation which serves a utility room.

The attached neighbour at No. 1 has been extended at the rear and side and No.5 has already been extended at the rear. To the rear of the site is a new housing development.

2 Planning History

None relevant

3 Proposal

The proposal is for a single storey side and rear extension. The side extension would incorporate part of the site which is currently used as the driveway. It would then extend to the rear to just past the depth of the existing utility room and then across the width of the dwelling.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required.

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: 7

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 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 acceptable subject to the usual development control criteria.

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

The extension would feature a mono pitch roof on the side element and a fully pitched roof on the rear section. This is considered to relate well to the main dwelling and matching materials are also proposed. The extension would extend out a further 0.55m than the existing utility room and extend across the width of the rear elevation up the shared side boundaries. The rear garden depth would be reduced to 5m however, it would be comparable to neighbouring properties, including No. 1, so would not be out of character. Although part of the side driveway would be used for the side extension, there would be still be sufficient space to park two vehicles, in tandem on the site.

(iii) Impact upon residential amenity

The extension at No. 1 is set off the shared boundary by approx. 0.5m and there is a window in the original rear elevation of this property. This window would suffer a loss of natural daylight and outlook (although this is already reduced) as a result of the proposed rear extension. However, as an extension of 3m could be built up permitted development at No. 3, the window would suffer the same impact and as such, it would be unreasonable to refuse the application for the impact of the additional 0.825m. The extension would not impede past the existing rear building line of the extension at No. 1 and therefore no further impact would result.

No. 5 also has a rear and side extension. The depth by which the proposed extension would impede the rear building would be minimal if at all and therefore the impact of the proposal is considered to be reduced.

8 Conclusion

The application 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/15/00850 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:

Proposed site plan, location plan, section drawings, existing and proposed floor plans and elevations - DN - DS / 2/27/6/2015

Reason: - To ensure provision of a satisfactory development.