
Site Address:	7 Trosnant Road, Havant, PO9 3BA		
Proposal:	Single storey rear extension following removal of existing detached garage.		
Application No:	APP/15/00823	Expiry Date:	17/09/2015
Applicant:	Miss K Clayton	Team:	Team 1
Agent:		Case Officer:	Bee Crawford
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow and garage. It has a brown tiled pitched roof and elevations of red multibrick with cream render to the front. The site is level, open to the front with vehicular access and dwarf walls and fencing to the northern, western and southern boundaries. The rear garden is mainly laid to lawn and is 0.5 metres higher in the rear half with a summerhouse and has 3 metre high shrubs and a 1.6 metre fence to the northern boundary, a 1.3 metre high fence to the eastern boundary and a 1.6 metre fence to the southern boundary.
- 1.2 Detached bungalows lie to the north, south and opposite and the rear gardens of properties in Barncroft Way are to the east. The area is of medium density of detached bungalows and semi-detached properties of individual and similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey side and rear extension following demolition of the existing garage. The extension is a total of 10 metres in width to the rear (extending 2.5 metres beyond the side wall), 11.5 metres in depth (extending 9 metres beyond the rear wall) with a staggered rear elevation to a minimum depth of 3 metres. It has a hipped and pitched roof to the side element of 2.2 metres to the eaves and 3.4 metres to the ridge and the rear section has a flat roof with a false pitched canopy and roof lantern to an eaves height of 2.2 metres and a maximum height of 3.6 metres (to the top of the roof lantern).

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

Southern Water

Southern Water requires a formal application for any new 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".

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.

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: 8

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
- (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

- 7.3 Part of the the proposed side extension element of the development would be visible from the public realm, although it is set back approximately 17 metres from the front boundary. The development would result in a generous increase to the original footprint of the property, however it is considered that this can be comfortably accommodated within the extent of the site, leaving sufficient amenity space to the rear. The design and appearance of the extension 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 neighbouring properties

- 7.4 The proposed extension will be built close to the northern boundary and although there are three rooflights in the shallow roof there are no windows in the side elevation. This part of the northern boundary is currently defined by mature shrubs which are of a similar height to the proposal and a 1.5 metre high fence towards the end of the garden. Following discussion with the applicant, it was confirmed that the existing boundary treatment would be removed and the northern boundary would subsequently be the wall of the extension with a new hedgerow beyond. Whilst the new extension will approximately double the extent of brickwork visible to the northern boundary, it is considered the additional amount would not result in an adverse impact. In order to protect the privacy of the occupiers of number 5 Trosnant Road, a condition is recommended restricting the addition of any openings in this elevation.
- 7.5 The extension is 1 metre from the southern boundary and continues the line of the existing dwellinghouse for 3 metres then steps in by 4 metres. There are bi-fold doors on this southern elevation, although at 5 metres are considered to be a reasonable distance away from the boundary with number 9 Trosnant Road which would lessen any perception of overbearing or overlooking. The extension would be a minimum distance of 11 metres and maximum distance of 17 metres from the boundary at the rear.
- 7.6 No objections have been received with respect to the scheme and it is therefore considered that the proposal would not lead to any loss of light, overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent to the application site, meeting the requirements 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/15/00823 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the northern elevation of the extension without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 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

Proposed block plan

Drg No TRO_010 Rev A

Drg No TRO_100 Rev A

Drg No TRO_020 Rev A

Drg No TRO_200 Rev A

Existing ground floor and roof plan

Proposed ground floor and roof plan

Existing elevations plan

Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.