
Site Address: 17 Exbury Road, Havant, PO9 5JA
Proposal: Proposed single storey side extension with pitched roof. Also proposed flat roof extension to the front elevation to form a porch. New drop kerb to allow for off road parking.
Application No: APP/15/00754
Applicant: Mrs D McComb
Agent: Mr P White
Ward: Battins

Expiry Date: 26/08/2015
Team: Team 2
Case Officer: Emma Chisnall

Recommendation: **GRANT PERMISSION**

1 Site Description

17 Exbury road is an end of terraced 2 storey house with red brick walls and a tiled roof. The area is residential and all other dwellings are similar in style and design. Multiple other properties in close proximity to No 17 have extensions at the front and side of the property so the extension on number 17 would not look out of place. The materials proposed to be used would be in keeping of the current dwelling and should improve the appearance of the current front and side of the house. The proposed extension would replace a current outhouse which is painted wood and would be more aesthetically pleasing.

The dwelling has a front area of open space mixed between grass and concrete and currently to the side is an outhouse of painted wood. There is adequate room to build both the extensions even though the ground is on a slight slope from North to South and the impact on neighbours will be minimal as the extension is a single storey.

2 Planning History

None

3 Proposal

Proposed single storey side extension with pitched roof. Also proposed flat roof extension to the front elevation to form a porch. New drop kerb to allow for off road parking.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

No comment received

Development Engineer - Highways

No adverse comment subject to condition with regard to dropped kerb.

I would suggest that the Planning Authority add a condition that the two parking spaces shown on the submitted plan should be provided and retained along with cycle facilities in order to conform the HBC Car Parking Standards.

Officer Comment:

A condition with regards to car and cycle parking is recommended. An informative in relation to the dropped kerb highways requirements has been added.

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) 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. The space around the dwelling is adequate to support the size of the proposed extensions and the difference in roof style should minimise any impact to neighbours and will suit the style of the current dwelling.

(ii) Impact upon the streetscene

The proposal seeks to extend the existing building at the front and side in the same materials as the original dwelling. The extension would read as a logical addition to the

building and would reflect extensions of similar styles and designs to neighbouring properties. The proposed extensions should made the dwelling more aesthetically pleasing and would be in keeping with neighbouring dwellings.

(iii) Impact upon residential amenity

The extensions are considered acceptable as the proposal would replace a current out building and take up only a small amount of space at the front of the building, it would not be overbearing, would not cause any shading and would not result in overlooking to any neighbouring properties.

8 **Conclusion**

The principle of the development is considered acceptable and it is not anticipated that there would be any significant negative impacts as a result of the development. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00754, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan, Site Plan, Proposed Plans and Elevations: Drawing No. Planning/002

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building unless otherwise agreed in writing by the Local Planning Authority.
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.
- 4 The development shall not be brought into use until a minimum of two parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes. The Development shall provide and retain cycle parking facilities within the curtilage of the site.
Reason: In the interests of highway safety, to promote non car based travel in the interests of sustainability and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy

Framework 2012 and Havant Borough Council Residential Parking and Cycle Provision Supplementary Planning Document 2010 .

- 5 The hardsurfacing hereby permitted shall incorporate a porous surface and or measures to prevent water run off onto the public highway.

Reason: In order to reduce water run off to the public highway and reduce off site flood risk in accordance with policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.