
Site Address:	5A Shawfield Road, Havant, PO9 2SY		
Proposal:	Single storey rear extension, two storey side extension with revised roof to existing single storey structure and revised fenestration.		
Application No:	APP/15/00416	Expiry Date:	18/06/2015
Applicant:	Mr & Mrs Empson	Team:	Team 1
Agent:	Mr Farrer	Case Officer:	Heather Lealan
	MF Designs Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 5A Shawfield Road is detached dwelling house occupying a corner plot at the end of Shawfield Road. The property has a large garden area to the rear and side which is enclosed by high mature vegetation and boundary fencing. The site is relatively flat and the front of the dwelling is west facing.
- 1.2 The site has a detached garage and further parking provision upon hardstanding to the front of the dwelling house.

2 Planning History

- 2.1 No relevant Planning history on Acolaid.

3 Proposal

- 3.1 This applications proposes a single storey rear extension to replace an existing rear extension that is divided into a number of small rooms. The revised extension will be 5m in depth from the rear of the dwelling house and will be 9m in width and 3.1m in height.
- 3.2 The proposed two storey side extension is located to the south west front corner of the dwelling house and it will replace an existing single storey extension with balcony over.
- 3.3 There are some further minor changes to the existing roof structure and to the fenestration. Including the reorientation of the entrance door to the existing porch so that it will face the front of the dwelling rather than as existing, facing to the west.

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
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

No comments.

Officer comment - The number of bedrooms is not increasing. Scheme will not impact onsite car parking

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: None

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.

(ii) Appropriateness of the design

7.3 The proposed two storey extension would feature a pitched roof and would be reasonable in scale in that it would not be out of keeping with the other pitches and gables that characterise this rather complex existing roof structure. The single storey rear extension will not be overbearing to the main property and sufficient amenity space would be retained in the rear garden. Matching materials are proposed.

It is considered that the extensions along with the changes to the fenestration will not harm the visual appearance of this dwelling house and that the scheme will accord with the requirements of policy CS16 (c) of the Core Strategy.

(iii) Effect on the neighbouring properties

- 7.4 The closest neighbour would be the one to the north of the site. However, this adjacent dwelling is located sufficient distance from the shared site boundary so as not to be detrimentally impacted to an unacceptable extent. All other surrounding dwellings are also located sufficient distance away from the proposal such that no new issues of overlooking or overbearing will be created. To this regard it is considered that the scheme will accord with policy CS16 (e) of the Core Strategy.

8 Conclusion

- 8.1 It is considered that the proposal is acceptable and in accordance with policy CS16 and should be permitted subject to planning conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00416 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:

Location Plan, Block Plan and Sections drwg.no P_03A received 23 April 2015
Existing Floor Plan drwg.no 100 A received 23 April 2015
Existing Roof Plan and Sections drwg.no 101 A received 23 April 2015
Existing Elevations drwg.no 102 received 23 April 2015
Proposed Elevations drwg.no P_02 A received 23 April 2015
Proposed Plans drwg.no P_01 C received 23 April 2015

Reason: - To ensure provision of a satisfactory development.