
Site Address:	15 High Lawn Way, Havant, PO9 5BP		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00436	Expiry Date:	28/06/2016
Applicant:	Mr Newnham		
Agent:	Mr M Critchley	Case Officer:	Bee Crawford
	Martin Critchley, Architect		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey mid-terraced property with a brown tiled pitched roof and elevations of red multibrick. The site is level with open vehicular access to the front which is paved with some shrubs to the western boundary and a 1 metre high wall to the eastern boundary. The rear garden is laid to lawn with a patio area and shed which abuts the rear boundary with a 2 metre high wall to the east and a 1.8 metre high fence to the west.
- 1.2 A two storey mid terraced house is to the east, a two storey end of terrace property to the west and an area of trees with an industrial estate beyond is to the rear. The area is of medium density with two storey terraced houses of similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 Single storey rear extension, including two roof lanterns. At the time of the Officer's site visit a shed was under construction, which the applicant confirmed was being built within the realms of permitted development.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Environment Agency

No response received.

FAO Estates Manager, Corporate Group

I advise that the Estates Team has no comment to make in respect of the proposed development.

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: 2

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 subject to development control criteria.

(ii) Appropriateness of design

7.3 Due to the terraced nature of the property, the proposed extension would not be visible from the public realm. The proposal is of a modest height and the depth is 1.3 metres over what could be built within the realms of permitted development. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore judged 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 extension has no side widnows, although it is to be situated adjacent to the western boundary and could be considered to lead to a loss of light to the

neighbouring property at number 13 High Lawn Way. A 45 degree angle test indicates that the extension would fall within the overshadowing zone of the kitchen window, although this would still apply if it were to be built under permitted development.

- 7.5 It should also be noted that the total height of the extension is 3 metres and if the extension were to be constructed within the criteria of permitted development, whilst the depth would be less, it could be built approximately 1 metre higher than the proposed extension. It is considered the impact from the proposal would be significantly less than if the addition were to be built within the criteria for permitted development.
- 7.6 Due to the adjoining property to the west being an end of terrace, it benefits from a significantly larger garden than that of the application site and as such it is considered that a channelling effect would not be created by the proposal, and is therefore unlikely to appear overbearing. There is a distance of 1.4 metres from the extension to the eastern property boundary.
- 7.7 It is therefore considered that the proposal would not lead to any overlooking, or appear overbearing, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding the scheme.

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 Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00436 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg No 1626-101 Location and proposed block plan
Drg No 1626-201B Existing floor plan
Drg No 1626-301C Existing elevations plan
Drg No 1626-401A Proposed floor plan
Drg No 1626-501B Proposed elevations plan
Reason: - To ensure provision of a satisfactory development.