
Site Address:	8 Brookmead Way, Havant, PO9 1RT		
Proposal:	Single storey front extension.		
Application No:	APP/16/00361	Expiry Date:	07/06/2016
Applicant:	Mr Dunaway		
Agent:	Mr P Walker	Case Officer:	Tina Pickup
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached dwelling located on the east side of Brookmead Way which is a cul-de-sac with Bartlett Court at its southern end. The area is characterised by a mix of detached bungalows and 2 storey dwellings of differing ages and design. Number 8 is the first of 3 which are of a similar design, being more recent and red brick with brown tile hanging at first floor, beneath a dark concrete roof.

No 8 is set back from the highway by some 7m and this frontage area is grassed behind some shrubs/front hedge. Generally the dwellings are all set back similarly, but their varying designs and layouts add variety and some staggering to the street scene. The land is level. The site has a detached garage set behind the house with a long drive on the northern boundary which sits adjacent the drive and garage serving No 6 which is a bungalow with front dormers.

2 Planning History

None

3 Proposal

It is proposed to add a single storey front extension which would be 1.5m deep across 6.85m of the frontage. This would have a sloping roof with eaves height of 2.3m and maximum height of 3.5m.

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)

and the Borough Design Guide SPD, 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Impact upon the streetscene

Being to the front the proposed extension has a potential impact on the visual appearance of the streetscene. However the proposed design is considered appropriately subservient and complimentary to the host dwelling, set inside the 'brick pillars' at the sides. The size and scale of the front projection is modest - the projection would be only 1.5m set within the front garden which would still be some 5.5m deep. This is sufficient to retain the landscaped appearance and setting to the dwelling and would not be harmful to the already slightly staggered building line or visually detract from the street scene. The proposal is therefore considered compliant with policy CS16 1.c).

(iii) Impact upon residential amenity

The modest front extension would have no detrimental impact on the amenity of neighbours from loss of outlook or privacy etc. It is considered compliant with policy CS16 1.e).

8 **Conclusion**

The proposed single storey front extension is considered appropriate to the street scene and is recommended for conditional permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00361

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:

1:1250 Location Plan

1:500 Site Plan

Part First Floor

Existing Elevations

Existing Ground Floor

Proposed Elevations

Proposed Ground Floor

Section Drawing

Reason: - To ensure provision of a satisfactory development.