
Site Address:	6 South Close, Havant, PO9 2TD		
Proposal:	Single storey rear extension.		
Application No:	APP/14/00890	Expiry Date:	27/10/2014
Applicant:	Mr & Mrs Grove	Team:	Team 1
Agent:	Mr Brown	Case Officer:	Bee Crawford
	DPB Contractors		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey detached property with a car port, situated on a generous plot. It has a brown tiled pitched and hipped roof and elevations of red multibrick. The site is level with vehicular access to the front, a gravel drive and path providing access to the rear garden, and an area of grass and shrubs. There is a hedge and a 1 metre high gate to the southern boundary, a 1.8 metre high fence to the eastern boundary and a 2 metre high fence and trellis to the western boundary. The large rear garden is mainly laid to lawn with shrub borders, a patio, and a shed and playhouse on the rear boundary. It is enclosed by a 1.8 metre high fence to the northern (rear) boundary, shrubs and a 1.6 metre high fence to the western boundary and a 1.8 metre high fence to the eastern boundary.
- 1.2 To the west of the application site, beyond a footpath providing access to North Close there is a large two storey detached dwelling of individual age, style and design. To the east there is a large two storey detached dwelling of an individual age, style and design which lies forward of number 6 and the end of rear gardens of two properties in Wade Court Road. The side aspect of a two storey detached dwelling of individual age style and design lies to the rear and a detached chalet style property is opposite the site. The surrounding area is of low to medium density consisting of a mixture of large two storey detached dwellings of individual age, style and design.

2 Planning History

None relevant to this application

3 Proposal

- 3.1 The proposal is for a single storey rear extension of 4.3 metres in depth, a total width of 8.3 metres in width with a pitched roof incorporating rooflights of 2.2 metres high to the eaves and a ridge height of 4.6 metres for a width of 6.2 metres, with the remaining width of 2.1 metres to the west having a flat roof to a height of 2.35 metres.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 9

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 The proposal would be attached to the rear of the property and would be partially visible from the public footpath accessing North Close. The development, which does not extend across the whole extent of the rear wall of the original dwellinghouse, would result in a modest increase to the original footprint of the property, with the proposed depth and height only just falling outside the criteria for permitted development. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.4 The proposal would not be visible from the front of the property, and the site has screening to all boundaries. The extension is situated approximately 1.3 metres from the eastern boundary, however there are no windows in this elevation and this part of the eastern boundary forms the rear boundary of a property in Wade Court Road with any neighbouring windows in excess of 10 metres away. The extension is about 10 metres from the western boundary and 17 metres from the northern boundary and whilst the property to the north is close to the rear fence of the site it is considered that the development is unlikely to lead to additional overlooking or appear overbearing, and would have negligible impact on the neighbouring properties immediately adjacent to the application site.

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/14/00890 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:

13/165/01 Location plan and block plan
13/165/10 Existing and proposed ground floor plan
13/165/11 Existing and proposed first floor plan
13/165/12 Existing and proposed south and west elevations
13/165/13 Existing and proposed north and east elevations

Reason: - To ensure provision of a satisfactory development.