
Site Address:	27 Adhurst Road, Havant, PO9 2HP		
Proposal:	Proposed first floor extension over existing ground floor extension at side of property.		
Application No:	APP/16/00053	Expiry Date:	17/03/2016
Applicant:	Mr Waterhouse	Team:	Team 1
Agent:		Case Officer:	Emma Chisnall
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

27 Adhurst Road is an end of terraced property which has have been extended from the south elevation in the past at single storey. The dwelling is situated at the end of a cul de sac and is made up of red brick walls and has a gable tiled roof. To the rear of the dwelling there is an adequately sized amenity space which is currently used as part decking and part lawn. To the front of the dwelling there is a moderate amount of amenity space which is currently used as lawn. Parking is available along Adhurst Road as there is no allocated parking provision onsite.

2 Planning History

00/65816/000 - Single storey side extension. Permitted

3 Proposal

Proposed first floor extension over existing ground floor extension at side of property measuring 3.8m deep by 3.6m wide by 4.5m high. A total height of the finished extension would be 7m and would be set lower then the existing eaves height.

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)

Havant Borough Council Design Guide Dec 2011

Havant Borough Residential Parking and Cycle Provision SPD March 2010

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

5 Statutory and Non Statutory Consultations

Southern Water Comment:

No adverse comment in regards to this application

Arboriculturalist Comment:

No adverse comment in regards to this application

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: 7

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 character of the area
- (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 proposed extension will create a third bedroom in the dwelling.

(ii) Impact upon the character of the area

The character of the area is predominately terraced housing of similar look, design and size. The changes proposed are to the side of the dwelling and would extend to the same width and depth as the existing single storey extension. Due to the position of No 27 being at the end of the cul de sac it is noted that the proposed development is very likely to be screened by the rest of the dwellings along Adhurst Road. The materials proposed to be used would be matching to the existing dwelling which would help the proposed works look in keeping with the dwelling and would maintain the visual appearance. It is unfortunate that there is no proposed fenestration within the front elevation, however, on balance it is considered that the proposed development would not cause significant harm to the character of the area.

(iii) Impact upon residential amenity

The proposed works are to be built to the side of the dwelling on the first floor level. It is considered that the dwelling at No 27 has enough amenity space available to accommodate the proposed development. No representations have been received against the proposal and although windows are proposed to be installed on the east

elevation it is noted that the dwellings to the east and south of No 27 Adhurst Road are set adequately away so as not to be impacted by the development. There is also adequate screening in place.

The dwelling at 29 Adhurst Road is likely to be most impacted by the development. No windows are proposed to be installed on the west elevation which looks onto No 29 so the dwelling should not be over-looked or have its privacy compromised. Light tests have been carried out to the dwelling at No 29 and it is considered that due to the size and position of the proposed extension at No 27 that the levels of light would not be significantly impacted. It is therefore considered that the proposed works would not impact the amenity space of any immediate neighbours.

8 Conclusion

No 27 Adhurst Road has adequate amenity space for the proposed first floor extension. The space available should ensure that there is no loss of amenity space to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00053 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:

Location and Site Plan: Drawing No?
Existing Front, Side and Rear Elevation: Drawing No BWFFE27A Sheet 1/5
Proposed Front, Side and Rear Elevation: Drawing No BWFFE27A Sheet 2/5
Existing Ground and First Floor. Proposed First Floor: Drawing No BWFFE27A Sheet 3/5

Reason: - To ensure provision of a satisfactory development.