
Site Address:	8 Wisteria Gardens, Havant, PO9 2FJ		
Proposal:	Part two storey, part single storey rear extension.		
Application No:	APP/15/00307	Expiry Date:	12/05/2015
Applicant:	Mr Castle	Team:	Team 1
Agent:		Case Officer:	Sally Smith
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is a detached two storey property which is stepped between the adjacent detached two storey properties. On the rear at present is a conservatory on the eastern side. The relationships and appearance of the property is full detailed in the application. There are 1.8m high fences on the side boundaries

2 Planning History

No history of relevance although the conservatory has been constructed since the house was built.

3 Proposal

The proposal is for a single storey monopitched extension on the western side of the rear of the property and a two storey extension on the eastern side. The extensions are 2.3m in depth and designed with brickwork, roof pitches and fenestration to match the existing property. The two storey element does not extend as far to the rear as the existing conservatory.

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

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: 6

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
- (iv) Highway Implications

(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

The extensions are to the rear of the property and will have no impact on the street scene. The design, materials and detailing match that used on the existing property.

(iii) Impact upon residential amenity

The proposed two storey extension does not extend as far as the existing conservatory and, in view of the stepped nature of the properties, it will not extend beyond the two storey part of the adjacent house, 6 Wisteria Close. On the western side, whilst the extension will add to the depth of the property to the rear of 10 Wisteria Close there is a 1.8m high fence on the boundary and the relationship is considered such that there will be no overpowering of the neighbours' amenity. It is therefore considered that the proposals will not impact on the amenity afforded by the neighbours and that the development accords with Core Strategy Policy CS16.1.

(iv) Highway Implications

The development does not increase the number of bedrooms so there are no highway/parking implications.

8 **Conclusion**

The proposal is considered acceptable and meets the requirements of Core Strategy Policy CS16.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application ttttttPAP/15/00307

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 development hereby permitted shall be carried out in accordance with the following approved plans:

Application form
Design and Access Statement
Site Location Plan
Block Plan
Existing plans
Proposed Elevations and Layout

Reason: - To ensure provision of a satisfactory development.