
Site Address:	63 Park Way, Havant, PO9 1HH		
Proposal:	Two storey side extension.		
Application No:	APP/15/00648	Expiry Date:	13/08/2015
Applicant:	Mr Kemp	Team:	Team 1
Agent:	Ms Smith	Case Officer:	Bee Crawford
	PWP Architects		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with a front gable feature situated on the corner of Park Way and Boundary Way. It has a red tiled pitched roof and elevations of white painted rough render. The site is level with a grassed areas to the front, side and rear and pedestrian access to the front. There is a 1.8 metre high fence to part of the front boundary and a hedge in excess of 2 metres high to the remaining front, side and rear boundaries. 1.8 metre high fencing reducing to 1.6 metres is to the eastern boundary.
- 1.2 The adjoining semi-detached property lies to the east, two storey semi-detached properties are to the west and rear and a detached chalet style dwelling is opposite the site. The area is of medium density of a mixture of two storey detached, semi-detached and terraced dwellings of a similar and individual age, styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a two storey side extension (to the west) with a projecting front gable of a depth of 6.1 metres (including the 1 metre projection to the front of the property) and a width of 4.02 metres. It has a hipped and pitched roof to an eaves height of 4.4 metres, a main ridge height of 7.3 metres and the front gable ridge height is 7.1 metres.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
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: 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) Appropriateness of design and impact on the streetscene
- (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 and impact on the streetscene

7.3 The proposed extension would be visible from the public realm, the property being around 5 metres away from the highway to the front (north) and 12 metres to the side (west). For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line and recommends two storey side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 The property is the last house on the south side of Park Way and is situated on an irregular shaped plot which has the benefit of a side garden. The front gable projection has been designed to resemble the end terrace property of 59 Park Way and that the impact on the streetscene would be more conspicuous if the proposal were to be set back from the existing front building line. It is judged to be subservient to the main dwelling by virtue of the proposed width and it is judged that the extension

can be comfortably accommodated within the extent of the site. Therefore it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.5 The proposed extension is to the western elevation of the property with good screening to the front, side and rear boundaries. Due to its situation, the rear corner of the extension would be 8 metres from the corner of the property at number 26 Boundary Way. There are no side windows at first floor level and the extension would not project beyond the rear wall of the original dwellinghouse. The 1 metre front projection would not have any side windows and is 9.5 metres away from the adjacent property at number 61. No objections were received regarding the proposal and It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the property opposite, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

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/15/00648 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:

Drg No 1100

Location and block plan

Drg No 1200	Proposed floor and roof plan
Drg No 1300	Proposed elevations plan
Drg No 1310	Existing floor and elevations plan
Drg No 1400	Proposed sections plan

Reason: - To ensure provision of a satisfactory development.