
Site Address: 56 Penk Ridge, Havant, PO9 3LU
Proposal: Demolish existing rear extensions; construct single storey side and rear extension, incorporating existing garage with new pitched roof and drive extension to provide parking.
Application No: APP/15/00402
Applicant: Mr & Mrs Morrell
Agent: Mr Critchley
Ward: Bedhampton

Expiry Date: 09/06/2015
Team: Team 1
Case Officer: Heather Lealan

Agent: Martin Critchley, Architect

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No.56 is a two storey brick built detached dwelling located on the southern side of Penk Ridge, a residential area of Havant. The property has a driveway of hardstanding utilised for the parking of cars to the front of a detached garage that is located to the rear of the dwelling house. The property has an enclosed garden to the rear.
- 1.2 The dwelling to the east of the application site has a detached garage sited adjacent to the garage belonging to the application site. The adjoining dwelling to the west has been extended to the rear.

2 Planning History

- 2.1 There is no relevant planning history

3 Proposal

- 3.1 Demolish existing rear extensions; construct single storey side and rear extension, incorporating existing garage with new pitched roof and drive extension to provide parking. The side element of the proposal is 2.5m in width and the rear section is 3.6m with a further rear projection against the eastern boundary of a further 4.5m in depth and 2.6m in width. The proposal is proposed to wrap the southern and eastern elevation and has a height of 4.5m to the top of the highest proposed section of ridge.
- 3.2 The front garden area is proposed to be laid to hardstanding which will provide parking for 3 cars.

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

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

5 Statutory and Non Statutory Consultations

Development Engineer

The Highway authority have no adverse comment to this application. I suggest that the Planning Authority ask for two parking spaces and cycle facilities

Comment - It is not considered that there is sufficient room for cycle storage on site - 2 parking spaces will be conditioned

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: 8

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

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of the design

7.3 The proposed extension would feature a pitched roof and would be reasonable in scale in that it would not be overbearing to the main property and sufficient amenity space would be retained in the rear garden. Matching materials are proposed.

(iii) Effect on the neighbouring properties

7.4 The most affected neighbours would be the one to the east and west. The neighbour to the east has a detached garage adjacent to the closest section of the extension.

The neighbour to the east has been extended to the rear to a similar depth. It is considered that the extensions are modest in scale and no unacceptable issues of overbearing or overlooking to the neighbouring dwellings will be created.

8 Conclusion

- 8.1 It is considered that the proposal is acceptable and in accordance with policy CS16 and should be permitted subject to planning conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00402 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:

Location Plan drwg.no 1522-201 received 14 April 2015
Block Plan drwg.no 1522-202 received 14 April 2015
Existing Floor Plans drwg.no 1522-101 received 14 April 2015
Existing Elevations drwg.no 1522-401 received 14 April 2015
Proposed Floor Plans drwg.no 1522-301 received 14 April 2015
Proposed Elevations drwg.no 1522-402 received 14 April 2015
Section showing gutter detail drwg.no 3000-652 received 3 June 2015

Reason: - To ensure provision of a satisfactory development.
- 4 The development shall not be brought into use until space for the parking of vehicles has been provided within the site and surfaced in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

