
Site Address:	32 Catherington Way, Havant, PO9 2BS		
Proposal:	Part single storey, part two storey rear extension.		
Application No:	APP/15/00204	Expiry Date:	23/04/2015
Applicant:	Mrs D Connor	Team:	Team 1
Agent:		Case Officer:	Tina Pickup
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a mid terrace, traditional two storey dwelling located on the north-east side of Catherington Way in an area characterised by high density similar properties. The dwelling has a small front forecourt (approximately 4.5m deep) which is currently bounded by a low wall and not used for off-road parking. A ginnel passageway is located immediately between the application site and No 34 to the north, leading to brick sheds in the rear gardens. The property is cream painted render with plain tile roof.

To the rear the garden is enclosed with 1.8m timber fencing. The site currently has a half width fully glazed conservatory having a depth of 2.5m and No 30 to the south has a very similar conservatory close to the common boundary. No 30 is a 'handed' version of the application site such that the closest first floor window serves a bedroom.

2 Planning History

None

3 Proposal

To add a rear extension that at ground floor would measure 4.5m deep and 3.8m wide with a shallower first floor above having a depth of 2.7m. This would be close to the boundary with No 30 and utilise flat roofs. A render finish to match is proposed.

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)

and The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

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: 1 **comment** from No 30

Summary: *No objection* but query water drainage from roof - appears flat and could cause damp where adjoins; where will rain water drainage be situated? garden higher than ours, do not want drainage on our property

Comment: Neighbour been advised that drainage & surface water run-off are construction details to be covered by Building Regulations; also been advised of the Party Wall Act

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) Design & Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Highways and parking

(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) Design & Impact upon the streetscene

As a rear extension there will be no impact on the street scene. In design terms, the use of flat roofs is not ideal or the optimum design solution (Design Guide SPD para 5.35), but given that the proposed extension will not be visible from any public view point it would not actually cause any harm to the amenity of the wider area. The rear extension would be visible from the rear windows of surrounding residential dwellings, but such outlooks are typically over adjacent gardens with extensions and outbuildings - many of which are flat roofed (albeit single storey). The introduction of this first floor flat roofed extension is not considered to detrimentally harm the outlook or amenity of

surrounding residents. Therefore the proposal would not conflict with Policy CS16 clauses c) and e).

(iii) Impact upon residential amenity

The Design Guide SPD at paragraph 5.44 recommends using the 45 degree rule to assess affect of light and outlook on direct neighbours and suggests that the line drawn should not cross the mid-point of the adjacent habitable window. Applying the 45 degree line to the current proposal, the line extends to the outer edge of the adjacent bedroom window. This marginal breach of the suggested code is, in this instance, considered acceptable due to the orientation of the site - the proposed extension lies north-west of No 30 and hence there will be no overshadowing to No 30 during the day or evening. Since direct sunlight is unlikely to be affected, the marginal affect on outlook from the adjacent bedroom window alone is not considered sufficient to detrimentally affect the neighbours amenity and warrant a refusal.

The drainage issues raised by the neighbour are matters for Building Regulations.

(iv) Highways and parking

The proposed extension reconfigures the first floor accommodation and does not increase the number of bedrooms - the property remains a 3 bed dwelling. Whilst the property has no on-site parking, this is an existing situation and the proposal does not result in a need for additional parking - therefore there is no highway objection to the proposal.

8 Conclusion

Due to the specific siting and orientation of the site, the proposed extension is not considered to cause any detrimental harm to either neighbouring amenity or visual appearance of the street scene, and as such is recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00204, 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:

1:1250 Location Plan
1:500 Site Plan
Existing Floor Plans Dr.No. 001
Proposed Floor Plans Dr.No. 002
Existing & Proposed Elevations Dr.No. 003
Proposed Section Dr.No. 004

Reason: - To ensure provision of a satisfactory development.