
Site Address:	46 Southleigh Road, Havant, PO9 2QH		
Proposal:	Single storey side extension.		
Application No:	APP/15/01364	Expiry Date:	01/02/2016
Applicant:	Mr Kilmister	Team:	Team 1
Agent:	Mr P Walker	Case Officer:	Emma Chisnall
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

46 Southleigh Road is a detached dwelling on level ground situated in a corner plot with two mature trees along the north elevation outside of the curtilage. The dwelling is made up of white rendered walls with a concrete tiled roof and there is a large roof dormer along the north elevation. The garden stretches along the west, north and south elevation. To the rear there is part hard-surfacing within the garden and the boundary is screened with a 1.8m high fencing divided by brick pillars which develops into a solid brick wall at 2m high along the lower half of the north and east elevation.

Parking is available via a garage at the eastern end of the site which is part of the curtilage and there is space to the front of the garage which could be used for the parking of one additional car. Alternatively there is parking available along Glenleigh Park Road.

2 Planning History

None

3 Proposal

Single storey side extension measuring 3.7m x 3.7m x 3m for the addition of a dining room.

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

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

5 Statutory and Non Statutory Consultations

Arboriculturalist Comment:

No objections in regards to the scheme

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: 5

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 be on the north (side) elevation which faces Glenleigh Park road. The extension will provide the dwelling with a dining room and will be single storey.

(ii) Impact upon the character of the area

46 Southleigh Road is prominently viewed from the streetscene as it is a corner plot with views from two roads. The screening around the dwelling is considered adequate and would screen the majority of the proposed single storey development.

Southleigh Road does not have a dominant style or pattern of housing so therefore the proposal would not look out of place or harm the character and visual amenities of the area.

The proposed works would project forward towards Glenleigh Park, however the proposal is subservient to the main dwelling and incorporates matching materials which would ensure that the proposal would look acceptable in the street scene.

(iii) Impact upon residential amenity

Due to the position of the proposal the main dwelling to be potentially impacted would be No 48 Southleigh Road which is the adjacent corner dwelling. Glenleigh Park Road separates both dwellings and due to the distance between them and the screening in

place it is not considered that No 48 would suffer from any loss of amenity.

As the development would be to the side of No 46 and set in from the east and west elevations, it is not considered the proposal would cause harm to the neighbouring property at No 2 Glenleigh Park Road. There is adequate distance between the dwellings to ensure amenity is protected and the proposal can therefore be considered acceptable.

8 Conclusion

46 Southleigh Road has adequate amenity space for the proposed side extension. The space available should ensure that there is no loss of amenity 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 adopted (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/15/01364 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:
Site and Location Plan: Reference O1934711
Proposed Elevations Plan received 7th December 2015
Proposed Ground Floor Plan received 7th December 2015
Section Drawing Plan received 7th December 2015
Existing Elevations Plan received 7th December 2015
Existing Ground Floor Plan received 7th December 2015
Proposed Part First Floor Plan received 7th December 2015
Reason: - To ensure provision of a satisfactory development.