
Site Address:	42 Park Way, Havant, PO9 1HH		
Proposal:	Single storey side extension.		
Application No:	APP/15/00934	Expiry Date:	20/10/2015
Applicant:	Mr G Thomas	Team:	Team 1
Agent:	Mr G Bramble-Stewart	Case Officer:	Emma Chisnall
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

42 Park Way is a semi-detached 2 storey white rendered dwelling. It is situated in a residential area with other dwellings similar in size, style and design and fronts a highway. The land is level and the dwelling has a driveway capable of holding up to 3 cars.

The boundary which surrounds No 42 is substantial at 2m high and is made of thick greenery which would provide a good level of screening for the proposed extension.

The dwelling fronts a highway and has a significant distance between the potential extension and the dwelling opposite. With this distance and the substantial screening the proposed extension would be relatively unobtrusive in the street scene.

2 Planning History

APP/15/00767 Application for a Lawful Development Certificate- Withdrawn

3 Proposal

Single storey side extension

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 December 2011

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

5 Statutory and Non Statutory Consultations

Southern Water

Southern Water Comments: No response received

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

In Support

1) "I have no objections to the proposal for the single storey side extension. It will have no effect on daylight or privacy and will improve the overall look of the building."

Comments:

Mr Burn is in favour of the development

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 on the character of the area
- (iii) Impact upon residential amenity
- (iv) Impact on the streetscene

- (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 size of the development is acceptable, neat and should fit in with the original dwelling well.

- (ii) Impact on the character of the area

42 Park Way is located in a medium-low density area and there has been development on neighbouring properties to the front and to roofs. By proposing using matching materials to the original dwelling this should ensure that the extension looks in-keeping with the surrounding area. As the boundary will provide substantial screening from all angles this will lessen the impact the development would have on the character of the area and can therefore be recommended for approval.

(iii) Impact upon residential amenity

As the side elevation of the current dwelling faces a highway the proposed extension should not impact on any significant impact of the surrounding neighbours. There is adequate distance from the opposite neighbours and coupled with the screening from the boundary the extension should not contribute to a loss of light or any negative impact on the neighbours.

(iv) Impact on the streetscene

Although the proposed extension is facing the highway it will be adequately screened from the public as the boundary is substantial and the development is only single storey.

8 **Conclusion**

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/15/00934

(A) 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:

Proposed Roof and Ground Floor Plan: THOM 01
Proposed Front, Side and Rear Elevation: THOM 02
Site Plan: THOM 07
Site Plan with Measurements: THOM 08
Block Plan THOM 09
Ordnance Map Plan: THOM 10

Reason: - To ensure provision of a satisfactory development.

