
Site Address:	62 Cross Way, Havant, PO9 1NG		
Proposal:	Rear and side single storey extension to semi detached dwelling.		
Application No:	APP/14/01073	Expiry Date:	22/12/2014
Applicant:	Ms Parks	Team:	Team 1
Agent:	Mr Parker	Case Officer:	Richard Nash
	Parker Torrington		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a two storey semi-detached dwelling of traditional character and brick and tile construction, located at the head of Cross Way, a cul-de-sac accessed off the east side of Staunton Road. The locality predominantly comprises residential development of a broadly similar character, although the former Havant War Memorial Hospital (now a residential care home) is also located at the head of the cul-de-sac (north of the site) and Central Retail Park (accessed via Park way) lies immediately to the east of the site. The site has established boundary treatment, including a brick wall of approximately 1.8 metres in height to the northern boundary.

2 Planning History

None relevant.

3 Proposal

The current application proposes a single storey extension, to form an irregular L-shape around the rear and (north) side elevations of the existing dwelling.

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 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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None.

7 Planning Considerations

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) Effect on the character and appearance of the application site and locality
- (iii) Effect on neighbouring properties

(i) Principle of development

The site lies within the defined urban area where development is normally considered acceptable in principle. The carrying out of alterations to a dwelling of this scale and character are also considered acceptable in principle.

(ii) Effect on the character and appearance of the application site and locality

The proposed extension would appear as a subservient and complementary addition to the principal dwelling and a good level of external amenity space would be retained. The proposal would be almost entirely screened by the existing dwelling in views from the public domain. Therefore, the proposal would not have a detrimental impact on the character and appearance of the application site or locality, provided that suitable materials were used in its construction.

(iii) Effect on neighbouring properties

The proposal has the potential to impact on the amenities of the adjoining dwelling to the north. Being arranged around the head of the cul-de-sac, these plots each have an irregular shape and share an angled boundary. The flank wall of the proposed extension would run parallel with the existing boundary wall, which would screen the majority of the proposal. In combination with the context and bulk of the existing dwelling, this should ensure that the proposal would not have an overbearing or overshadowing impact on the adjoining property.

The extension would include a single high level WC window facing the adjoining property. Given that the proposal would be of single storey height and the existing boundary wall would provide a degree of screening, it is considered unnecessary to restrict the addition of further windows to this elevation in the future. The proposal would partially continue the lines of an existing single storey rear element of the dwelling, which incorporates a railed balcony across its flat roof. The current proposal does not include any extension to this balcony area. However, the potential to extend this balcony in a manner that might have a significant effect on the amenity of the neighbouring dwelling, in terms of overlooking, would exist if the current proposal were to be constructed. It is therefore considered reasonable to restrict the future development and use of the flat roof of the proposed extension.

8 Conclusion

The proposed single storey extension would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or locality, or on the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01073, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

PTL 1841/02 (Proposed Site Plan, Floor Plan and Elevations)

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no railing, fencing nor other means of enclosure shall be constructed on the flat roof area of the extension hereby approved, and nor shall the said flat roof area be used for any recreational purpose, without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.