
Site Address:	47 Moorgreen Road, Havant, PO9 5RZ		
Proposal:	Single storey side extension following removal of existing outbuilding.		
Application No:	APP/15/00904	Expiry Date:	12/10/2015
Applicant:	Mr Clarke	Team:	Team 2
Agent:	Mr Page	Case Officer:	Rachael McMurray
	grp architectural design		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential area of West Leigh in Havant. It comprises a two-storey, end of terrace dwelling of brick and tile construction. The dwelling has a front garden area enclosed by a low brick wall. To the north of the dwelling in a row of single storey garages. The property has a rear garden which is enclosed by a 1.8m high fence. There is a small flat roof outbuilding located in the rear garden.

2 Planning History

None relevant

3 Proposal

Single storey side extension following removal of existing outbuilding.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

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: 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) Appropriateness of the design and Impact upon the streetscene
- (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.

(ii) Appropriateness of the design and Impact upon the streetscene

Although the side extension would include a flat roof, it would appear to have a pitched roof from the view of the streetscene as the existing canopy which extends over the front door and bay window, would be extended across the front elevation of the side extension. This is considered to be acceptable in terms of the visual impact on the streetscene. Matching materials are also proposed. Adequate amenity space would remain in the rear garden.

(iii) Impact upon residential amenity

The extension would be situated on the north elevation, infilling the gap between the dwelling and the adjacent garage block. Therefore it is considered that no residential properties would be affected by the extension.

8 Conclusion

The application is considered to be acceptable and is recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00904 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The external materials used shall match 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 2012.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and block plan - DN: 15090 PL302

Proposed ground and first floor plans - DN: 15090 PL300

Proposed elevations - DN: 15090 PL301

Reason: - To ensure provision of a satisfactory development.