
Site Address:	21 Fortunes Way, Havant, PO9 3LX		
Proposal:	Proposed side extension and replacement garage to rear.		
Application No:	APP/15/00468	Expiry Date:	19/08/2015
Applicant:	Mr Buckley	Team:	Team 1
Agent:	Mr G Anderson	Case Officer:	Bee Crawford
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with a detached garage to the rear, accessed by a drive to the side of the property. It has a brown tiled pitched and hipped roof and elevations of red multibrick with brown tile hanging at first floor. There is a south/north incline to the site which has open vehicular access with a 1 metre high wall to the south and east, a dwarf wall to the west and is block paved with an area of shingle. The rear garden has a patio area and wooden steps leading to a lawn with shrub borders. There is a 1.8 metre high fence to the western boundary, 1.8 metre high fencing reducing to 1.6 metres to the eastern boundary and the side wall of the existing garage forms the rear boundary.
- 1.2 The adjoining semi-detached property lies to the east, a pair of two storey semi-detached properties are to the west and opposite the site and the rear garden of a property in Beverley Grove is to the rear beyond the access drive. The area is of medium density of a mixture of two storey detached and semi-detached dwellings of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey side extension and replacement garage to the rear. The side extension is 5.15 metres in depth, 1.1 metre in width, with a pitched roof of 2.3 metres to the eaves and a ridge height of 3.85 metres. The garage is 4.9 metres in depth, 3.59 metres in width with a pitched roof of 2.8 metres to the eaves and a maximum height of 4.5 metres.

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

Development Engineer - Highways

No adverse comment.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

- 6.1 One letter was received from the neighbouring property initially expressing some concerns which have been subsequently alleviated following discussion with the applicants. The letter concludes there is no objection to the proposed side extension and garage.

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 design and impact on the streetscene
- (iii) Effect on neighbouring properties

- (i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable in principle subject to development control criteria.

- (ii) Appropriateness of design and impact on the streetscene

- 7.3 The proposed side extension would be visible from the public realm, although it is in excess of 10 metres away from the highway and there is a similar extension at number 19. The proposed garage will form part of the rear boundary of the site and is 35 metres from the highway. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the development is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.4 The side extension is to be built up to the western boundary, although there is only one small window and this boundary is adjacent to a private drive providing access to the rear of the properties. The extension does not project beyond the front or rear elevation of the property and the neighbouring property at number 19 has the benefit of a similar, albeit larger extension which lies beyond the access drive approximately 3 metres away. It is considered that the new window is unlikely to lead to any overlooking and the extension would have no impact on the adjoining property at number 23.
- 7.5 The new garage is to replace the existing and will be built on the same footprint, although the height will be increased due to the introduction of a pitched roof. There are no windows in the northern elevation of the garage and the southern boundary of the property to the rear is approximately 4 metres away, adjacent to the access drive.
- 7.6 No objections were received regarding the scheme and it is therefore considered that the proposal would not lead to any overlooking, loss of light or appear overbearing and have negligible impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 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/15/00468 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 garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location plan

Drg No GA-15/01/001 Existing and proposed floor plans, proposed block plan

Drg No GA-15/01/002 Existing and proposed elevations plan

Existing garage floor plan and elevations

Proposed garage floor plan and elevations

Reason: - To ensure provision of a satisfactory development.