

1 Site Description

The site is situated on the northern side of Sandy Point Road and is within the defined urban boundary and a flood zone 1 area.

The property within the site is a single storey dwelling with an existing parking provision to the front of the site. The property has an existing UPVC conservatory and single storey pitched roof rear/side extension

2 Planning History

There are a number of applications in the early 1990's for the redevelopment of the site. However these have not been implemented and so do not have direct relevance to the current proposal.

96/50601/007

Single storey rear extension - Permitted

3 Proposal

Single storey rear extension. This proposal replaces a an existing conservatory of 3m in depth with a single storey brick built extension with a flat roof which is 4.2m in depth. As such the depth is over the permitted development tolerances for the site but the applicant could have submitted a Prior Notice of Approval Application. However, a full application has been submitted and as such this report will consider the merits of the scheme.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Havant Borough Council Borough Design Guide Supplementary Planning Document
December 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None, due to the minor nature of these single storey proposals which will replace an existing structure.

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: 7

Number of site notices: n/a

Statutory advertisement: n/a

Number of representations received: None

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) Effect on visual amenities of the area
- (iii) Effect on adjacent residential dwellings

(i) Principle of development

7.2 In terms of the principle of the development, the proposal is for an extension to an existing residential property in the urban area. Such extensions are considered to be acceptable in principle subject to other development control criteria. It is not considered that there are flood risk issues as this is a residential extension in a Flood Zone 1.

(ii) Effect on visual amenities of the area

7.3 This scheme proposes to replace the existing conservatory to the rear of the house which is 3m in depth with a single storey flat roof extension to a depth of 4.2m.

7.4 The proposed rear extension is of a simple design which would infill the gap left by the existing conservatory and the remaining rear extension. It is not considered that the proposal would be harmful to character and appearance of the area and that as such it would accord with the requirements of Core Strategy policy CS16.

(iii) Effect on adjacent residential dwellings

7.5 This application proposes a single storey rear extension to a depth marginally exceeding the detached dwellings permitted development allowance. The proposal will not extend beyond the remaining existing rear extension which is located adjacent to the western boundary of the site and there is sufficient separation distance from the dwelling to the east so as not to impact the amenities of the occupiers of this dwelling to a detrimental extent. Two windows are proposed within the eastern elevation of the extension but it is not considered that unacceptable issues of overlooking will be created; as the windows are at ground floor level and the proposal reduces the amount of glazing that current exists in eastern elevation of the conservatory.

7.6 It is therefore considered that the proposals are in accordance with Core Strategy Policy CS16, and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.

8 **Conclusion**

- 8.1 It is considered that the proposal is acceptable and that planning consent should be granted subject to planning conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00768 subject to the following conditions