
Site Address:	28 Ingledene Close, Havant, PO9 1DG		
Proposal:	Single storey rear extension.		
Application No:	APP/14/01139	Expiry Date:	25/12/2014
Applicant:	Mr J Armitage	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached single storey dwelling of brick and tile finish, sited within a reasonably sized plot located on the east side of Ingledene Close, a cul-de-sac accessed off the north side of New Road. The site is open at the front but has panel fencing of approximately 1.8 metres in height to the rear boundaries. This section of Ingledene Close slopes slightly from south to north. The area predominantly comprises residential development of a broadly similar character, although the site is adjoined by allotment land to the rear (i.e. eastern) boundary.

2 Planning History

None recent or relevant.

3 Proposal

The current planning application proposes a single storey extension to the rear 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.

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: 3

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) Impact on the application site and locality.
- (iii) Impact on 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. The provision of an extension to a dwelling of this scale and character would also be acceptable in principle, given that its footprint falls within current 'prior approval' allowances - the extension proposed is not however a candidate for 'prior approval' procedures as its eaves height exceeds the criteria for prior approval (2.85m high vs. 2.5m high prior approval limit).

(ii) Impact on the application site and locality

The proposal would add a significant amount of floor area and bulk to the existing dwelling, but would nevertheless appear as a subservient and complementary addition, provided that suitable materials were used in its construction. A reasonable degree of external amenity space would be retained. The proposal would be screened from views within the public domain by the existing and adjoining dwellings and fencing.

(iii) Impact upon residential amenity

The proposal does not include windows to the side elevations of the extension. In any case these elevations should be well screened by existing boundary fencing and should not result in actual or perceived overlooking of adjoining properties. Given its scale and siting, within the context of an existing dwelling, the proposal should not result in any significant increase in shadowing or overbearing effect on neighbouring properties. In this regard it should also be noted that much of its bulk could be achieved under prior approval processes, and no objections have been received to the proposal from either neighbour.

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/14/01139, 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:

113-PD01 (Site and Location Plan)
113-PD02 (Proposed Ground Floor Plan)
113-PD03 (Proposed Elevations)
113-PD04 (Proposed Roof Plan)

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 additional windows / doors or other openings shall be constructed within either side elevation of the extension hereby approved 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.