
Site Address:	312 Middle Park Way, Havant, PO9 5DS		
Proposal:	Single storey rear extension.		
Application No:	APP/15/00714	Expiry Date:	20/08/2015
Applicant:	Mrs Symmonds	Team:	Team 2
Agent:	Mr Maddison	Case Officer:	Bee Crawford
	K.G.M.Design		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terrace dwelling of a row of four properties and has a brown pitched tiled roof and elevations of red multi-brick. The site is level and the rear garden is a good size, mainly laid to lawn with a patio and gravelled area. The garden is enclosed by a 1.8 metre high fence and mature shrubs to the eastern boundary, a 1.8 metre high wall to the southern boundary and a hedge in excess of 2 metres high to the majority of the western boundary with a 1.8 metre high fence towards the end of the garden.
- 1.2 The adjoining neighbouring property lies to the west and to the east is an end of terrace dwelling which lies forward of the application site. To the rear are semi-detached chalet bungalows in Cotswold Close. There is general kerbside off-road parking in the area. The area is of medium density with a mixture of local authority/ex-local authority terraced and semi-detached properties and flats of similar age, different styles and design.

2 Planning History

APP/12/00925 - Single storey extension to rear extension, permission granted 26/10/2012, not implemented.
APP/13/00422 - Single storey extension to rear. (Revised application), granted 1107/2013, not implemented.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension for a new bedroom and bathroom of 5 metres in depth, 4.2 metres in width, with a mono-pitched and flat roof incorporating 2 rooflights, of 2.4 metres high to the eaves and 3.05 metres to the top of the roof.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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: 7

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 design
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposed extension would not be visible from the public realm due to its location, and it is similar to the extension permitted under APP/13/00422, although situated closer to the western boundary and not attached to the existing converted outbuilding. The design and appearance of the extension is deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and it is therefore judged there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 There are no new windows in the side elevations of the extension which is 2.5 metres from the eastern boundary. The new door to the east is screened by the existing

outbuilding. Whilst the proposal is situated close to the western boundary the height is only just above what could be built under permitted development and the depth is 1 metre less than what could be constructed under the prior notification process. There is substantial existing screening to this boundary which is considered sufficient to minimise any perception of appearing overbearing. No objections were received regarding the scheme and it is therefore considered that the proposal is unlikely to seem overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the properties to the rear, 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/15/00714 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east and west elevations 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 4 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation is not in a satisfactory position to be occupied separately from the main dwelling and having due regard to policies

CS16 and DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 5 At no time shall the flat roof of the single storey extension hereby permitted be used as a balcony without prior written approval from 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

Site location plan

Block plan

Location plan showing parking

Existing and proposed elevation and floor plans

Reason: - To ensure provision of a satisfactory development.