
Site Address:	26 Wade Court Road, Havant, PO9 2SU		
Proposal:	First floor side and rear extension.		
Application No:	APP/15/00426	Expiry Date:	10/07/2015
Applicant:	Mr Smith	Team:	Team 1
Agent:	Miss Ratcliff	Case Officer:	Stephen Andrews
	Harrington Design Architects Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

26 Wade Court Road is a large detached dwelling set within a large, well screened, verdant land plot. There is a generous parking area to the front with large linked double garage to the side of the dwelling. There is direct access to Wade Court Road.

The area is residential in nature, characterised by large detached dwellings of varying architectural style set within large verdant plots.

2 Planning History

07/72511/000 - Erection of conservatory to rear of property. Approved - 24/09/2007

3 Proposal

Planning permission is sought to create a first floor level over the existing double garage, linked to the main dwelling to provide a larger bedroom four, bathroom, study and games room.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - No objection as building over existing extension.

Development Engineer - Highways - No objection

Southern Water - No objection

Hampshire Biodiversity Information Centre:
Within 50m Protected & Notable Species - Pipistrelle Bat species maternity roost,
Dwarf Elder, other flying bats.

Officer Comment:

It is not anticipated that the proposed first floor development would be harmful to ecology.

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: 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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Impact on trees

- (i) Principle of development

The application site is situated within the urban area of Havant where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the streetscene

The development is well screened from the public domain by the existing natural boundary screening and tree planting within the site. Although it could be glimpsed from the front access to the site the garage is set back in to the site by approximately 18.5m and as such would not appear intrusive.

Although the development is for a sizeable first floor extension and is not considered to be subservient to the host dwelling the plot size and site characteristics allow for a larger addition in this instance. Dwellings along Wade Court Road are generally larger dwellings set in good size land plots and they vary considerably in scale and design. The proposal would therefore be contextually appropriate in this instance with minimal presence within the public domain. The development would therefore preserve the character and appearance of the area and would accord with the general principles of Policy CS16 of the Havant Core Strategy 2011.

(iii) Impact upon residential amenity

The nearest neighbour is 24 Wade Court Road some 16.4m away from the blank flank wall of the proposed first floor addition. The relationship would be flank to flank, with the detached garage of 24 Wade Court in between. Whilst there is a first floor window in the flank of 24 facing the application site the separation distance ensures that there is no harm to neighbour amenity.

28 Wade Court Road is approximately 18.8m away, 17 Wade Court Road is over 27m away and the dwellings to the rear over 33m away from the proposal. Each property is also well screened by the significant high level natural boundary screening around the application site. The distances and screening therefore combines to ensure that the development would not unacceptably harm the residential amenities of these adjoining neighbours.

(iv) Impact on trees

The Council's Arboricultural Officer visited the site and confirmed that the extension would be concentrated over the existing built form of the ground floor as such there would be no impact on the roots of trees around the site.

In respect of the Magnolia Tree to the front of the double garage (identified as T2 on the submitted Arboricultural Implications Assessment) it is likely that some minor pruning work may be required. This is not a tree covered by a TPO and any tree works are likely to be minor and in the general interests of good husbandry.

The development would therefore be unlikely to harm any tree on site either during or from the construction of the first floor extension. No objection is therefore raised on arboricultural grounds.

8 Conclusion

The development would represent a sizeable addition to the host dwelling, however it is not considered that it would result in harm to the character of the area, neighbour amenity or trees on site. Therefore having regard to the site specific characteristics and setting of the development proposed it is recommended that planning permission be granted in this instance.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00426

(A) 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Block, Location & Site Plans Drawing No.100 Rev.A

Proposed Plans and Elevations Drawing No. 102

Arboricultural Implications Assessment dated 15th May 2015

Reason: - To ensure provision of a satisfactory development.