
Site Address:	16 Hallett Road, Havant, PO9 2PJ		
Proposal:	Two storey side extension. New rear dormer.		
Application No:	APP/15/00046	Expiry Date:	12/03/2015
Applicant:	Mr & Mrs Palmer	Team:	Team 1
Agent:	Mr Bessant	Case Officer:	Heather Lealan
	Jimmy Bessant Architecture		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The dwelling is located on the northern side of Hallet Road towards the southern end that previously terminated and is now being developed beyond as a housing site, (Manor Farm).

No.16 is a two storey semi detached dwelling with a cat slide roof to the rear which continues the line of the roof of the neighbouring property. Parking is provided on hardstanding on a driveway to the front and eastern side of the dwelling house and there is a very long rear garden providing outside amenity space for the dwelling. The property currently has 3 bedrooms and rooflights set into the rear roof slope, in line with those set within the neighbouring dwelling roof slope.

2 Planning History

No relevant planning history on Acolaid

3 Proposal

- 3.1 Two storey side extension of 1.5m width and 5.2m in depth, set back 5.7m from the main two storey front elevation.
- 3.2 Flat roof rear dormer, 6m in width and 2.7m in depth.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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) Impact upon the streetscene
- (iii) Impact upon 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.

(ii) Impact upon the streetscene

The rear dormer will not be readily visible from the streetscene and as such will not be detrimental to visual amenities of the streetscene.

The side two storey extension is set so far back from the front elevation of the dwelling house that it will appear as subservient to the main dwelling house and not overly dominant. It is considered that sufficient visual gap will remain between the application dwelling and the adjacent neighbouring dwelling to the east, (No.18). Therefore, it is considered that it will accord with 1c of adopted Core Strategy policy CS16.

(iii) Impact upon residential amenity

It is not considered that the rear dormer will impact the amenities of the occupiers of the adjoining dwelling to a detrimental extent. There is sufficient distance from the neighbours existing rooflights, furthermore, a dormer within the current roofslope

could be installed under the dwellings permitted development rights. Only the section within the two storey element requires permission.

When considering the impact of the two storey element on the amenities of the occupiers of the adjacent residential dwellings, it is No.18 that would be the only property that would be impacted. However, it is considered that due to the small scale of the proposal and separation distance of 1m from the shared boundary that the amenities of the occupiers of this adjacent property would not be impacted to a significantly detrimental extent to warrant the refusal of this application. As such the scheme is in accordance with 1e of the adopted Core Strategy policy CS16.

8 Conclusion

It is considered that the application is acceptable and should be permitted subject to the planning conditions as listed below

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00046 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:

Site & Location Plan Dwg. No PL.26.15-01 received 14/01/2015
Existing Plans and Elevations Dwg. No PL.26.15-02 received 14/01/2015
Proposed Plans and Elevations Dwg. No PL.26.15-02 received 14/01/2015

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.