
Site Address:	46 Jessie Road, Havant, PO9 3TH		
Proposal:	Demolition of existing rear w.c and store, and construction of single storey rear extension with roof lantern.		
Application No:	APP/14/00515	Expiry Date:	16/07/2014
Applicant:	Mr S Sowden	Team:	Team 1
Agent:	Mr P White	Case Officer:	Stephen Andrews
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey semi-detached dwelling of brick and tile construction. There is a large single storey attached garden store building to the rear and shared alleyway with 48 Jessie Road to the side. The property has an area of hardstanding to the front for parking with access on to Jessie Road.

The surrounding area is residential in nature characterised by a variety of dwelling types; detached, semi-detached and terraced with both single and two storey dwellings. The vast majority of dwellings do however have long gardens.

2 Planning History

None

3 Proposal

The proposal seeks permission to demolish the existing single storey rear extension and build a replacement single storey rear extension.

The replacement extension would measure 6.9m in width, 6.9m in depth, 2.7m to eaves level and 3m in height (flat roof). The extension would include the provision of a roof lantern which would see the total height of the structure increased to 3.9m.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF
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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The proposed flat roofed extension would be sited at the rear of the existing dwelling. The proposal would have a depth of 6.9m, an eaves height of 2.7m and a roof height (excluding roof lantern) of 3m.

It is considered that the only neighbour that would be impacted upon as a result of the extension is immediate neighbour 44 Jessie Road, 48 being already impacted by the existing single storey rear extension which has the same depth as proposed but is higher in height than the proposed extension. The proposal therefore offers an improved relationship with 48.

The recent amendments to the Town and Country General Permitted Development Order 1995 (as amended), Schedule 2, Class A allows for a terraced dwelling to erect a single storey rear extension to a depth of 6m, subject to prior notification. The assessment being the impact on neighbour amenity. Whilst the extension exceeds this depth by 0.9m (6.9m in total) the eaves level and total height are within the accepted levels. The main consideration is the increased depth in relation to neighbouring properties.

On the officer site visit it was noted that the dwelling already had a rear structure the same depth as the extension proposed, but higher in height. It was considered that the garden depth of 30m and relatively open nature to the rear of the site allowed for a development of this nature without causing unacceptable harm.

Whilst the proposed extension would extend across the whole width of the site and to

a depth of 6.9m in terms of its impact upon No 44 it was considered that the overall height would not result in unacceptable levels of overbearing effect, loss of light or overshadowing extending some 1m above the existing close boarded fence boundary. The absence of any objection from this neighbour is also considered to be a material consideration in the determination of this application, given the Government's current focus on neighbour amenity as a key factor in the acceptability of residential extensions.

On balance, whilst larger than normal permitted development rights would allow for, when having regard to the site characteristics, existing built form, level of boundary screening and depth and openness of the rear gardens it is considered that the proposed single storey rear extension would not be of a height or depth that would result in unacceptable harm to the residential amenities of immediate neighbour 44 Jessie Road by reason of overbearing effect, loss of light or overshadowing. The absence of any objection from this property would also seem to support this view.

In respect of other neighbours it is considered that the separation distances, boundary screening, existing built form and single storey nature of the proposal combine to prevent any harm.

The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The development as proposed would not be readily visible from the public domain. However it is considered that the scale, design and nature of the proposal would be within acceptable tolerances and would not harm the prevailing character and appearance of the area in accordance with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 **Conclusion**

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00515 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 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.

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

Plans and Elevations date - 21 May 2014

Reason: - To ensure provision of a satisfactory development.