
Site Address:	17 Langbrook Close, Havant, PO9 1RS		
Proposal:	Two storey extension to front elevation.		
Application No:	APP/15/00262	Expiry Date:	01/05/2015
Applicant:	Mr I Burroughs	Team:	Team 1
Agent:		Case Officer:	Heather Lealan
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached two storey dwelling constructed from yellow multi brick and grey tile hanging to part of the first floor front elevation and a pitch roof. The dwelling is set within a quiet cul-de-sac location within Langbrook Close. The property has a driveway and garden area to the front and an attached garage.
- 1.2 To the north, the application site is separated from the neighbouring dwelling (No.19 Langbrook Close) by the side elevation of No.19's detached garage; this garage is in line with the front garage projection of the application site. No.19 is set 5m further east in its plot than the main two storey element of the application dwelling. The dwelling to the south of the site, No.15, has a garage projection that is in line with the garage project of the application site. The closest dwelling to the opposite side of the road in No.12 Langbrook Close. This dwelling presents a side gable and rear garden to the application site at a distance of 21m (approx).
- 1.3 The street consist of detached dwellings of varying design. The two dwellings to the south of the application dwelling are of a very similar architectural style, two storey flat fronted with single storey projecting garage element. Whereas the dwelling to the immediate north differs in character and incorporates a front projecting gable element.

2 Planning History

No relevant planning history on Acolaid

3 Proposal

- 3.1 Two storey extension to front. The extension can be defined in three parts;
- a projecting gable that is 5.3m (approx) in depth and 4.5m (approx) in width,
 - a cat slide central element that is 4m (approx) in depth and 5.7m (approx) in width, and,
 - a canopy over the front door that extended to adjoin a pitched roof to the existing flat roof garage.

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

Adopted Borough Design Guide SPD

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

No objection

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

a) Impact on privacy to rear garden opposite the site which would detriment occupiers amenities and impact value of home

b) Has the appellant considered extending to the rear of their property instead? *This is not a material consideration of this application. The scheme must be considered on its own merits*

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) Effect on neighbours
- (iii) Effect on the street scene

(i) Principle of development

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

(ii) Effect on neighbours

- 7.3 The proposed extension is to be positioned to the front of the dwelling, it is large in size but it is designed such that it does not extend east beyond the building line of the existing dwelling to the north and it incorporates a cat slide roof element to the southern section which will lessen any impact to the amenities of the occupiers of the dwelling to the south. It is considered that the new front elevation position will still be an acceptable distance from the garden of the occupiers of the property sited on the opposite side of the road so as not to create any unacceptable levels of overlooking. Therefore the scheme is considered to accord with policy CS16 (d) with regard to the impact on the neighbouring properties.

(iii) Effect on the street scene

- 7.4 The extension is considered to be of appropriate design and not to result in visual detriment. It is set well back from the front boundary and not considered to harm the spacious character of the street and it incorporates elements of design that can be found on other dwellings such as timber cladding and cat slide roof.

8 Conclusion

- 8.1 The siting and scale of the development is not considered to lead to an overbearing form of development to neighbouring dwellings. The design is considered to be in keeping with the character of the existing property and not to result in an adverse visual impact. It is therefore considered that the application should be recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00262 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:

Location Plan and Block Plan OS License No. 100051661 received 6 March 2015

Roof Plan Proposed Drwg.No IDB/02/2015/00 received 2 March 2015

Ground Floor Plan Existing Drwg.No IDB/02/2015/01 received 2 March 2015

Roof Plan Proposed Drwg.No IDB/02/2015/00 received 2 March 2015

First Floor Plan Existing Drwg.No IDB/02/2015/02 received 2 March 2015

Elevations Existing Drwg.No IDB/02/2015/05A received 6 March 2015

First Floor Plan Proposed Drwg.No IDB/02/2015/04A received 6 March 2015
Ground Floor Plan Proposed Drwg.No IDB/02/2015/03 received 2 March 2015
Proposed Elevations Drwg.No IDB/02/2015/06 received 2 March 2015
Proposed Section Drwg.No IDB/02/2015/07 received 2 March 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. The proposed eternit cladding shall match the description within the approved plans.

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.