
Site Address:	64 Southbrook Road, Havant, PO9 1RN		
Proposal:	Single storey front extension.		
Application No:	APP/14/01189	Expiry Date:	06/01/2015
Applicant:	Mrs Bowen	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Stephen Andrews
	Martin Critchley, Architect		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Southbrook Road is a residential road located within Langstone. The road is characterised by regularly spaced, detached properties of two storeys in height set within generous plots of land. The area has an open character and incorporates several mature trees.

No. 64 Southbrook Road is a two storey, detached dwelling with an integral garage and porch that extends beyond the main front elevation of the dwelling. The property is set back from the front of the plot by approximately 8 metres with a hard standing area in front of the house for several vehicles.

2 Planning History

07/72325/000 - Conservatory to rear. Approved - 16/07/2007.

3 Proposal

The application is for a single storey front extension 3.8m in width, 3m in depth, 2.8m in height (3m to the top of the central roof lantern).

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

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: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

(i) Principle of development

The site is within the urban area of Havant, therefore the proposed development is acceptable in principle subject to satisfying the criteria of the policies listed in section 4 of this report.

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

The development, as proposed, seeks to provide additional ground floor accommodation in the south-western corner of the dwellinghouse. In the main the extension would be screened from the front by the existing boundary planting and to some degree the built form of the porch and integral garage.

However notwithstanding the above the proposal is relatively low key in terms of its scale and suitably integrates with the design and appearance of the existing dwelling. The development would therefore preserve the character and appearance of the existing dwelling and that of the residential area.

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

(iii) Effect on the neighbouring properties

The single storey front extension would be discreetly located and in the main faces the flank wall of immediate neighbour 66; some 2m away.

It is therefore considered that the modest height of the proposal, separation distance and lack of habitable windows in the flank elevation of 66 Southbrook Road will ensure that neighbour amenity is protected.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours 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/14/01189

(A)

(B) 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:

Drawing - 201

Drawing - 202

Drawing - 1440-402B

Drawing - 1440-301B

Reason: - To ensure provision of a satisfactory development.