
Site Address:	1 Stockheath Lane, Havant, PO9 3BU		
Proposal:	Demolition of single storey side extension and erection of two storey side extension and single storey rear extension.		
Application No:	APP/14/00500	Expiry Date:	07/07/2014
Applicant:	Mr Denyer	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey semi-detached dwelling of brick construction (with hanging tiles at first floor level on the front elevation) and concrete tile pitched roof. There is an existing single storey extension to the side of the house with flat roofed garage and carport to the rear and single storey rear extension also. The site has on-site parking to the side and front of the dwelling with vehicle access on to Stockheath Lane.

The area is residential in nature comprising of similar style two storey semi-detached dwellings and two storey detached dwellings also. There is a public amenity area to the south of the site, which is verdant in character with mature tree and landscape cover.

2 Planning History

None

3 Proposal

Planning permission is sought for the erection of a two storey side extension and single storey rear extension, following the demolition of the existing single storey side extension.

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

Development Engineer - None received

Hampshire Biodiversity Information Centre - No objection having regard to HBIC

standing advice.

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: 1

Summary: One letter stating no objection to the proposal

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 on the character and appearance of the area
- (iii) Effect on the neighbouring properties

(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 part two, part single storey side extension respects the built form and appearance of the existing dwelling. Further it was noted on the officer site visit that there were examples of very similar two storey side extensions. The proposal would therefore respect the existing character and appearance of similar dwellings along Stockheath Lane.

Having regard to the HBIC screening guidance there would be no impact on protected species or protected land designations as the extension would be contained within the existing residential curtilage which is already covered in hardstanding or built form. The only aspect of the existing property to be demolished is a small single storey extension which is not considered to be suitable to accommodate bats. It is therefore considered that there is no reasonable objection to the proposal in respect of protected species or protected land designation.

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 extension would be located to the side of the semi-detached dwelling with the single storey rear extension sat alongside the existing single storey rear extension. Adjoining neighbour 3 Stockheath Lane will not therefore be impacted in respect of neighbour amenity considerations.

The dwellings on the opposite side of Stockheath Lane are some 24m away from the proposal, further the extension would maintain the existing front to front relationship. Therefore it is considered that the development would not harm the residential amenities of these neighbours. To the south and west is open public amenity space, therefore no other neighbours would be affected.

Having regard to the built relationship of the proposal and neighbouring dwellings and separation distance from neighbours it is not considered that the proposed two storey side extension and single storey rear extension would result in loss of privacy, overbearing effect, overshadowing or overlooking. The development would therefore accord with the requirements of policy Havant Borough (Core Strategy) Local Development Framework 2011.

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/14/00500 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 14-001 - 01 Date Stamped 12 May 2014

Drawing 14-001 - 04 Date Stamped 12 May 2014

Drawing 14-001 - 05 Date Stamped 12 May 2014

Reason: - To ensure provision of a satisfactory development.