
Site Address:	3 Prospect Lane, Havant, PO9 5SS		
Proposal:	Single storey rear extension.		
Application No:	APP/14/00109	Expiry Date:	28/03/2014
Applicant:	Mr Buckwell	Team:	Team 2
	Portsmouth City Council		
Agent:	Miss Miller-Smith	Case Officer:	Tina Pickup
	Portsmouth City Council		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located to the north of the Nursling Crescent junction with Prospect Lane and comprises the northern half of a pair of semi-detached dwellings. Being on the corner this pair of semi's are sited considerably further forward than the remainder of the dwellings on the west side of Prospect Lane. The site backs onto the side elevation of nos 2 Nursling Crescent. There is a block of flats opposite. The area is generally characterised by 1970's local authority housing. The application site itself has no onsite parking but there is a lay-by for vehicles immediately north of the site.

The dwelling is constructed of red brick with green tile hanging to the front elevation. There is a flat roofed side entrance porch having a ramped access and handrail. The front garden is relatively open, bounded by a 1m wire fence. The rear garden is enclosed with a 1.8m close boarded fence and also contains a flat roofed brick outbuilding.

2 Planning History

None

3 Proposal

This application seeks permission for a single storey flat roofed (it has a very marginal slope) extension to the rear of number 3 to provide a level access shower room for a wheelchair dependent user. The proposal would extend 3.9m from the rear elevation of the dwelling, having a maximum width of 2.6m. A ramped entrance to a side door is also proposed. The height would be 2.8m on the shared boundary with nos 1, sloping to 2.65m.

It must be noted that under the temporary Permitted Development Rights that came into effect in May 2013 for 3 years, this proposed extension would actually be p.d. and therefore subject to the neighbour consultation process. The applicant has been advised of this, but taken advice to continue with the determination of this formal planning application rather than now starting again and using the neighbour consultation process.

4 Policy Considerations

National Policies

NPPF

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

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: 22

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Appropriateness of Design
- (iii) Effect on Residential Amenity

(i) Principle of development

7.2 The site is located within the defined urban area where development is considered to be acceptable in principle subject to other development control considerations.

(ii) Appropriateness of Design

7.3 Whilst flat roofed extensions are not normally encouraged for visual reasons, in this instance the dwelling already features a flat roofed side porch addition. The proposed design would therefore blend with the existing. Additionally, being located within an enclosed rear garden, the proposed extension would not be visible from any public area.

(iii) Effect on Residential Amenity .

7.4 The proposed extension would be constructed right up to the shared boundary with nos 1 where it would have a height of 2.8m. The orientation of the site is such that

nos 1 is due south and as such the sun's movements would result in minimal shadowing during the majority of the day. The occupiers of nos 1 have not objected.

8 Conclusion

- 8.1 This is a modest extension that could currently be considered permitted development. Within the context of the host dwelling it is considered that the proposal is acceptable and will not cause any significant harm to adjacent residential amenity.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00109

(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:

DWG No: PL-SP-001, PL-002, PL-E-001 and PL-E-002

Reason: - To ensure provision of a satisfactory development.