
Site Address:	57 New Lane, Havant, PO9 2JJ		
Proposal:	Replacement single storey rear extension.		
Application No:	APP/15/00147	Expiry Date:	02/04/2015
Applicant:	Mr & Mrs McCandless	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	David Eaves
	Martin Critchley, Architect		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a semi-detached house lying to the west of New Lane. The property has a hipped roof with a catslide to the south elevation. There is a shared drive to the south. There is an existing single storey flat roof rear extension. The property to the north has a slightly deeper rear flat roof extension with a brick flank wall facing the application site. There is a 1.8m high fence to the common boundary. To the south is a property of the same design with a single storey rear extension.

2 Planning History

03/64645/002 Renewal of temporary planning permission 99/64645/000 for the use of garage in association with a business. Refused December 2003

00/64645/001 Two storey rear extension, conservatory to rear and construction of semi-detached garage to rear of property. Refused August 2000

3 Proposal

- 3.1 Replacement single storey rear extension. It was noted on site that the outline of the existing extension appears to be shown deeper on the ground floor plan than is the position on the ground.
- 3.2 The proposed extension would splay back from the drive. It would project 4.6m from the original rear wall of the dwelling. It is proposed to be constructed entirely on the application site and would be detached from the neighbours existing rear extension.

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: 4

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

7.3 The proposed extension is to the rear of the house would not be readily visible from public vantage points. The flat roofed single storey nature of the development together with its siting results in a very limited and acceptable impact on the character and visual amenities of the area

(iii) Impact upon residential amenity

7.4 The main impacts in terms of residential amenity are considered to be to No.s 59 to the north and 55 to the south.

7.5 No.59 has a rear single storey extension and although the proposed extension would project out slightly further than this, there would be only a very limited impact on the windows in the rear of No.59's extension. The relationship is therefore considered acceptable.

- 7.6 No.55 has its own rear extension set beyond the shared driveway. The extension has one obscure glazed window facing the application site. The existing extension to No.57 has a large window facing and the new extension would have a smaller window. It is considered that the new extension would have a limited and acceptable impact on No.55.

8 Conclusion

- 8.1 In conclusion, the proposed extension is considered acceptable in principle and would have an acceptable impact on the visual amenities of the area and neighbours residential amenities.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00147

(A) 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 wall 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:

Location Plan Drawing No. 201
Block Plan Drawing No. 202
Proposed Extension Drawing No. 301 Rev B

Reason: - To ensure provision of a satisfactory development.