
Site Address:	18 Knox Road, Havant, PO9 1NP		
Proposal:	Single storey side and rear extension.		
Application No:	APP/15/00173	Expiry Date:	13/04/2015
Applicant:	Mr D Setford & Miss J Groom	Team:	Team 1
Agent:		Case Officer:	Rachael McMurray
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the corner of Knox Road and Meyrick Road and comprises a detached dwelling of traditional red brick and clay tile construction. There is a lean to shed on the rear / north east elevation.

The private amenity space extends to the west and north of the dwelling and is enclosed by a 2m high brick wall and screened by semi-mature shrubs. There is a vehicular entrance at the rear accessed from Meyrick Road.

2 Planning History

10/72708/000

Demolition of dwelling and erection of 12no. 1 bed flats to provide supported housing with associated car parking, landscaping and new access to Meyrick Road. Refused.

3 Proposal

Single storey side and rear extension. This would replace the existing lean to and also extend along part of the side of the property. It would include roof lights in the roof.

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

and The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required.

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: 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
- (ii) 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) Appropriateness of design

7.3 The proposed extension is single storey in scale and represents a suitably subservient addition to the property, in accordance with the objectives of the Borough Design Guide and Policy CS16 of the Local Plan. Ample garden space will remain to the property following the development.

(ii) Impact upon residential amenity

The only neighbour to be potentially affected would be No. 16 Knox Road. This property features windows in the side elevation facing onto the shared boundary with the application site. However as the extension would only be single storey in height, it is considered that the impact on this neighbour such as loss of light or outlook, would be minimal.

8 Conclusion

The application is considered to be compliant with policy CS16 and the Borough Design Guide SPD and acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT**

PERMISSION for application APP/15/00173 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:

1:1250 Site Plan serial number 02220100

Site Layout Plan - Drawing No. 4116/500

Roof Plan - Drawing No. 4116/200

Existing Ground Floor Plan - Drawing No.4116/1 Rev A

Existing elevations - Drawing No.4116/3 Rev A

Proposed Ground Floor Plan - Drawing No.4116/2 Rev C

Proposed elevations - Drawing No.4116/4 Rev B

Section plan - Drawing No.4116/5

Reason: - To ensure provision of a satisfactory development.