
Site Address:	24 Brooklands Road, Havant, PO9 3NT		
Proposal:	Single storey rear extension and raised patio to rear.		
Application No:	APP/14/00303	Expiry Date:	15/05/2014
Applicant:	Mr F Laverton	Team:	Team 1
Agent:		Case Officer:	Daniel Gender-Sherry
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Brooklands Road is a residential street characterised by both detached and semi detached, single storey bungalows. All properties have off street parking to the front and are set within regular sized, rectangular plots.
- 1.2 The application site (No.24), has two detached, single storey neighbours to its east and west sides. These three properties all have regular, pyramidal shaped roofs. With the exception of the eastern neighbour which has a small dormer at both the front and back, they are undeveloped.
- 1.3 The neighbour to the west presently has a small, full width rear extension at ground floor level extending 2.3metres with a flat roof design.
- 1.4 The neighbour to the east has a small, half width conservatory to the rear on the far side of the property.
- 1.5 The neighbours to the rear (No. 5 & 7 Springfield Close) are some 40 metres away and screen from the applicant site by large trees.
- 1.6 The boundary is defined by regular 1.8metre closed boarded fencing. There is little vegetation to act as a screen within the applicant site, however the neighbour on both sides have numerous and randomly spaced bushes and small trees along their boundaries.

2 Planning History

None Applicable

3 Proposal

- 3.1 This application seeks permission for the erection of a single storey, flat roofed rear extension. It is full width, and will extend from the rear wall of the original bungalow by 5 metres and have a height of 3.6 meters.
- 3.2 Included within the roof is a raised skylight, standing 0.95metres above the top of the proposed roof.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Havant Borough Council Design Guide Supplementary Planning Document
(December 2011)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None Applicable

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the immediate area

(i) Principle of development

7.2 The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on the neighbour amenity

7.3 The neighbour to the west (No.26) has already extended to the rear, albeit approximately half the length that this application seeks permission for. In addition there is a small shed within the grounds of No.26 which is located immediately opposite a similar sized shed in this site. The applicants shed is due to be demolished as part of this proposal, however the neighbours will remain, the presence of the neighbours shed and the extension already lead to considerable bulk in this part of their garden, therefore it is considered that the addition of the applicants

extension would not significantly worsen the situation or cause any undue harm to their amenity.

- 7.4 In addition to the above there is an existing external utility projection of similar length to the neighbours extension. It is noted that the height of the proposal will be greater, it is not considered to be so great that it will cause significant harm to No.26.
- 7.5 The neighbour to the east (No.22) will have the largest change to outlook of either neighbour, however there is significant vegetation within their property running along the boundary that will provide natural screening. The applicant is located virtually due west to No.22 and therefore it is considered any loss of light will be minimal.
- 7.6 With regard the Havant Borough Design Guide I note that the recommended minimum 8 metres from the extension to the rear boundary is amply met, and so too is the minimum distance between the extension and any properties to the rear of the applicant.
- 7.7 The Havant Borough Design Guide also states that single storey rear extensions should be no closer than 1metre to the neighbouring property. This application meets that requirement.
- 7.8 With consideration to the fact that under ordinary Permitted Development rights the applicant could seek to erect a 4 metre deep extension to the rear (and up to 8 metres under Prior Notification), it is not considered that the extra 1 metre will cause significant harm to either neighbour.

(iii) Impact on the character and appearance of the immediate area

- 7.9 The proposal will not be visible from the public realm, and the level of impact has been address above, therefore it is considered that the impact upon the immediate area will be minimal and acceptable.

8 Conclusion

The extension is considered to be of an appropriate design, use matching materials and to have a complementary impact upon the character of No24 Brookland Close, therefore it is recommended that consent is granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00303 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:

Proposed Elevations 'Proposed rear extension to a Bungalow' received by the Council 20th March 2014

Block Plan 'Proposed rear extension to a Bungalow' received by the Council 20th March 2014

Reason: - To ensure provision of a satisfactory development.