
Site Address:	46 Elm Park Road, Havant, PO9 2AD		
Proposal:	Retention of single storey extension.		
Application No:	APP/14/00807	Expiry Date:	30/09/2014
Applicant:	Mr Carter	Team:	Team 1
Agent:	Mr Croft	Case Officer:	Stephen Andrews
Ward:	St Faiths		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site is made up of a two storey mid-terrace dwelling of brick and concrete tile construction, with tile hanging at first floor level. The L-shaped single storey rear extension (retrospective) has rendered walls, with a hipped roof covered with dark coloured plain tiles. There is on site parking to the front.

The rear garden is well screened with a 2m high evergreen hedge on one side and 1.8m close boarded fencing on the other. The blank flank wall of 19d Elm Park Road is just beyond the rear boundary of the site.

The surrounding area is residential in nature characterised by a variety of dwelling types; detached, semi-detached and terraced as well as flats.

2 Planning History

None

3 Proposal

Erection of a single storey L-shaped rear extension (retrospective). The extension has rendered walls and a hipped dark coloured plain tile roof.

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

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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 area

(i) Principle of development

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.

The retrospective extension is sited at the rear of the existing dwelling and has included the incorporation and conversion of a previous outhouse/store common with the style of dwelling in this area.

The development was carried out in the belief that it was permitted development, however the local planning authority is of the opinion that the link between the dwelling and the outbuilding resulted in an extension that went beyond the permitted 3m. Also there is an encroachment of the eaves overhang to the neighbouring dwelling and the materials used do not match the original dwellinghouse. This application therefore seeks to address the breach in planning control.

(ii) Impact on neighbour amenity

During the officer site visit it was evident that the works undertaken do not materially harm the residential amenity of either adjoining neighbour, with sufficient light still being received to habitable rooms. It is pertinent to note that much of the existing depth and height of the rear extension would have been as existing as this is largely made up of the original outbuilding; albeit now rendered and with a new roof.

It is therefore considered that the extension does not give rise to unacceptable harm to neighbour amenity and would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

The development as proposed would not be readily visible from the public domain.

It is noted that the materials do not match the existing dwelling, however the extension

has been built to a high standard and provides a neat contrast to the materials of the original dwelling. Therefore whilst unusual it is not considered that the finish results in material harm to the character and appearance of the dwelling. It is pertinent to note that as the extension is positioned at the rear and as such is not visible from the wider public domain.

It is considered that the scale, design and nature of the extension is acceptable and does not harm the prevailing character and appearance of the area in accordance with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours is acceptable and does 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 PLANNING PERMISSION IN RETROSPECT for application
APP/14/00807

(A)

(B)