
Site Address:	2 Knox Road, Havant, PO9 1NP		
Proposal:	Two storey rear extension following demolition of existing single storey rear extension and addition of second storey to existing single storey bow window.		
Application No:	APP/13/00989	Expiry Date:	16/12/2013
Applicant:	Mr M Taylor	Team:	Team 1
Agent:	Mr T Newman	Case Officer:	Heather Lealan
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a semi-detached house located on the north side of Knox Road. The property is typical in age to the surrounding dwellings to the west and south and many of these properties have been extended in the past. The properties to the east are of a later construction and are single storey.
- 1.2 The property itself is a 2 bed dwelling which is narrow and long, typical of 'side door access' semi detached properties of this age. There is no parking provision within the site.

2 Planning History

No relevant planning history on Acolaid

3 Proposal

Two storey rear extension following demolition of existing single storey rear extension and addition of second storey to existing single storey bow window.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Havant Borough Council Borough Design Guide Supplementary Planning Document
December 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - No adverse comments

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) Effect on the character and appearance of the area
- (iii) Effect on neighbouring properties
- (iv) Adequacy of parking

(i) Principle of development

7.2 In terms of the principle of the development, the proposal is for an extension to an existing residential property in the urban area. Such extensions are considered to be acceptable in principle subject to other development control criteria.

(ii) Effect on the character and appearance of the area

7.3 This scheme proposes a two storey extension of 4.8m in depth and 1.5m lower than the ridge line of the main house located to the rear of the dwelling house. The proposed rear extension is well designed and the section proposed to be rendered and painted cream will not be readily visible from the main street as it will be shielded by the roof of the single storey dwelling to the east and it will replace a rather disjointed collection of single storey extension which currently exist to the rear of this dwelling. Therefore, it is not considered that the proposal for the rear extension would be harmful to character and appearance of the area.

7.4 The first floor bay to the front of the building will replace an undersized replacement window and so, whilst a first floor bay is not a feature of the adjoining dwelling, it will improve the appearance of the host dwelling. Furthermore, double bays are a feature elsewhere within the streetscene. Therefore it is considered that the appearance of the proposed works meet the requirements of Havant Borough Core Strategy Policy CS16.

(iii) Effect on neighbouring properties

7.5 The two storey element of this proposal will not impact the dwelling to the east of the

site given the separation distance and there are no new windows are proposed within the eastern elevation. It is also not considered that the occupants of the adjoining dwelling house will be adversely affected as they have no windows at first floor level in the rear wall of the dwelling house and have been extended as single storey level to the rear; thus negating any negative impact at ground floor level.

- 7.6 It is therefore considered that the proposals are in accordance with Core Strategy Policy CS16, and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011

(iv) Adequacy of parking

- 7.7 The dwelling does not benefit from off street parking. As such, because there is no parking currently available, the introduction of a further bedroom will not change this and thus the scheme will not be required to provide parking on site.

8 Conclusion

- 8.1 In conclusion the proposed extension is considered to be acceptable subject to planning conditions and should be granted consent

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00989 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 roofing and brickwork 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, Block Plan and Existing and Proposed Western Elevations Plan 1 received 21 October 2013
Existing and Proposed Elevations and Floor Plans Plan 2 rev A received 21 October 2013

Reason: - To ensure provision of a satisfactory development.