
Site Address:	9 Westways, Havant, PO9 3LN		
Proposal:	Single storey side/rear extension.		
Application No:	APP/14/00526	Expiry Date:	14/07/2014
Applicant:	Mr Lindopp	Team:	Team 1
Agent:	Mr Walker	Case Officer:	Stephen Andrews
	Island Design		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey semi-detached dwelling. There is a single storey attached garage to the side of the dwelling with on site parking to the front.

Westways is made up predominantly of similar style two storey semi-detached dwellings. To the rear of the application site are open fields which are designated as a Strategic Gap.

2 Planning History

None

3 Proposal

Planning permission is sought for a for a single storey L-shaped extension wrapping around the rear and part of the side elevation of the dwelling.

The rear part of the extension would have a width of 6.5m, a depth of 3.5m, with a lean to roof 2.3m to eaves height and 3.7m to ridge height. The side element of the extension, with flat roof, would have a width of 2.4m, a depth of 5.9m and a height of 2.9m.

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: 4

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

(i) Principle of development

The site is within the urban area of Havant, therefore the proposed development is acceptable in principle subject to satisfying the criteria of the policies listed in section 4 of this report.

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

The proposed extension would be positioned to the rear of the existing dwelling and behind the existing garage to the side and as such has little bearing on the general character and appearance of the area. Notwithstanding this the proposal suitably respects the built form and appearance of the existing dwelling.

The development would therefore accord with the principles and objectives of policy CS16 of the Havant Borough (Core Strategy) Local Development Framework 2011.

(iii) Effect on the neighbouring properties

The rear section of the single storey extension is close to the tolerances allowed under permitted development, the 3.5m depth being the notable reason why it would not be (3m being the limit for a semi-detached dwelling). Having regard to the acceptable eaves and ridge height and the fact that it is only 0.5m above permitted development allowance it is considered that the extension would not be unacceptably harmful. This is aided further by the existing single storey rear extension at 11 Westways.

In respect of neighbour 7 Westways the single storey side and rear extension are again within accepted height limits. However, it is noted that 7 has a detached garage to the rear which will ensure that the rear and side extension does not have an unacceptable impact. It was also noted that there are no side facing windows in the flank wall of 7 Westways facing the application site.

Having regard to the built relationship of the proposal and neighbouring dwellings, the scale of the development proposed and existing boundary screening it is not considered that the proposed extension would result in loss of privacy, overbearing effect, overshadowing or overlooking. The development would therefore accord with the requirements 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 would 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 PERMISSION** for application APP/14/00526

(A)

(B) 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:

Location and Site Plan date stamped 16 May 2014
Proposed Elevations 1:100 - date stamped 16 May 2014
Proposed Ground Floor 1:50 - date stamped 16 May 2014
Section Drawing 1:50 - date stamped 16 May 2014

Reason: - To ensure provision of a satisfactory development.