
Site Address:	55 Cross Way, Havant, PO9 1NG		
Proposal:	Single storey side extension.		
Application No:	APP/14/00521	Expiry Date:	18/07/2014
Applicant:	Mr & Mrs Course	Team:	Team 1
Agent:	Mr Cresdee	Case Officer:	Stephen Andrews
	Both Creative Partnership		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a good sized two storey detached dwelling of brick and pantile construction. The dwelling has a two storey bay window at the front, single storey rear extension and rear conservatory. There is hardstanding to the side for on-site parking with vehicular access on to Cross Way.

The immediate area is residential in nature comprising of a variety of dwelling styles including detached and semi-detached single and two storey properties.

2 Planning History

None

3 Proposal

Planning permission is sought for a single storey side extension to create a garage, with a playroom to the rear, which will be linked to the dwellinghouse. The proposal also incorporates a front porch.

The side infill extension would see the open area to the side of 55 incorporated into the dwelling, hard up to the boundary. The extension would have a depth of 8.4m, an eaves height of 2.2m and ridge height of 4.1m.

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 character and appearance of area
- (iii) Impact on neighbouring residents

(i) Principle of development

The application site is located within the settlement area of Havant where the principle of development is acceptable subject to the detailed considerations below.

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

The development proposes a single storey side extension that would effectively see the site developed at ground floor level across the entire width of the site. However, because the proposal is single storey the development ensures that there will be some openness and spacing at first floor level. It is considered that this is sufficient to retain a meaningful gap between the application site and neighbour 56 and would preserve the general spacing found within this residential location.

The garage is suitably subservient and does not detract from the architectural character of the dwelling. The proposed side extension and porch would therefore respect the character and appearance of the area.

It is therefore considered that the proposed development would be in keeping with the general character and appearance of the area in accordance with the principles of policy CS16 of the Havant Borough Core Strategy March 2011.

(iii) Impact on neighbouring residents

It is considered that due to the single storey nature of the proposal and its location at the side, that the only neighbour that would be affected by the development would be adjoining neighbour 56 Cross Way.

The development extends to the shared boundary with 56 a single storey bungalow. It was noted on site that there is an access path to the side of neighbour 56 and a

window in the flank elevation facing the application site, however this appeared to be a secondary window (or possibly a bedroom).

Consideration has been given to works that could be undertaken without planning permission. The proposal exceeds the height allowed under permitted development by approximately 0.1m and it is considered that the width of the front section of the proposal would need to be reduced by approximately 0.5m. The scale of the extension is therefore very close to limits that the local planning authority would have no control over. When this 'fall back' position is considered it is the view of the local planning authority that there would be no discernible difference on neighbour amenity between the current scheme and that allowed by permitted development at least not to a point that would result in unacceptable harm.

Having regard to the 'fall back' position allowed by permitted development, the single storey nature of the proposal, the separation distance of 2 metres from immediate neighbour 56 Cross Way and the existing boundary screening, coupled with the absence of any third party objection; it is not considered that the development would have an unacceptable impact on the residential amenities of 56 Cross Way or the amenities of any other adjoining neighbours.

The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy March 2011.

8 Conclusion

- 8.1 It is considered that the development is acceptable in principle and would not result in unacceptable harm to the character and appearance of the area or neighbour amenity. It is therefore recommended that planning permission be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00521

(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:

Drawing - 200314/280414 1A3

Reason: - To ensure provision of a satisfactory development.