
Site Address:	10 Netherfield Close, Havant, PO9 2TG		
Proposal:	Single storey front extension.		
Application No:	APP/14/00606	Expiry Date:	04/08/2014
Applicant:	Mr & Mrs Murphy	Team:	Team 1
Agent:	Mr Moyse	Case Officer:	Stephen Andrews
	Martin Moyse MRICS		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Netherfield Close is a residential cul-de-sac close to the centre of Havant which is characterised by detached, dwellings of similar appearance.

No. 10 Netherfield Close is a two storey, detached dwelling with a pitched roof. There is a flat roofed, single storey extension to the south and a single garage. The land within the site is level. Planning permission has recently been granted for a two storey side extension.

There are residential properties to the north, east, south and west of the site.

2 Planning History

APP/14/00239 - Two storey side extension. (Revised application). Approved 30/04/2014.

APP/13/00030 - Part two storey, part single storey side extension. Approved - 28/03/2013.

3 Proposal

Planning permission is sought for a single storey front extension measuring; 1.5m in depth, 3.9m in width, 2.3m to eaves level and 3.2m to ridge height (as amended by plans received 1st August 2014).

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Havant Borough Design Guide SPD (2011)

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: 6

Number of site notices: At least one site notice exists - check the number.

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 street scene of Netherfield Close largely appears as similar style detached dwellings, set back from the road with garden and parking areas in front. For the most part the dwellings retain their original frontage with only 6 and 8 having modest porch style entrances.

The development proposed seeks to add a single storey extension to the front of 10 Netherfield Close. Concern was expressed by the local planning authority over the excessive depth and height of the proposal. The applicant has therefore submitted amended plans reducing the height and depth so the proposal is more in keeping with other porch style extensions in the close such as those found at 6 and 8 Netherfield Close.

Policy CS16 High Quality Design of the Havant Borough (Core Strategy) Local Development Framework 2011 states:

"Planning permission will be granted for development that is designed to a high standard..." In respect of design requirements criteria 1 c) of the policy requires development *"Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing building lines, plot widths and depths, materials and proportions of windows and doors;"*

Having regard to the requirements of policy CS16 it is considered that the amended development suitably accords with the design standard required by policy CS16. The development would therefore be in keeping with the existing character and appearance of Netherfield Close and proportionate to the host dwelling.

(iii) Effect on the neighbouring properties

The proposed single storey front extension is positioned away from immediate neighbours and as such would not result in unacceptable harm to neighbour amenity. Further the single storey nature of the proposal prevents any overlooking or loss of privacy.

The extension would not therefore give rise to unacceptable harm to neighbour amenity and is consistent with the requirements of Core Strategy policy CS16 - 1 e).

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/14/00606

(A) 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 Number 02 - Date June 2014 (as amended by email received 1st August 2014).

Reason: - To ensure provision of a satisfactory development.

