
Site Address:	40 Roman Way, Havant, PO9 3PS		
Proposal:	Replace existing conservatory with single storey extension.		
Application No:	APP/13/00564	Expiry Date:	05/08/2013
Applicant:	Mr & Mrs G Burrell	Team:	Team 1
Agent:	Mr M Gillings	Case Officer:	Heather Lealan
	Mike Gillings - Building Plans		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a semi-detached house located on the north side of Roman Way. The property is typical in style to the surrounding dwellings and many of these properties have been extended in the past.
- 1.2 The property itself has been extended previously by means of an existing 3.7m depth rear conservatory. The neighbouring property to the east (No.38) has been extended to the rear by means of a single storey extension and conservatory.

2 Planning History

None

3 Proposal

Replace existing conservatory with single storey extension.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 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: 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

(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 replaces an existing 3.7m depth conservatory to the rear of the dwelling and proposes a single storey with mono pitched roof rear extension to a maximum depth of 4.7m. The extension will replace the conservatory and lean-to utility to the rear. The section of the extension of greatest depth is located towards the eastern side boundary. The section of the extension towards the western side of the rear elevation is only proposed to extends to a depth of 2m.

7.4 The proposed rear extension is well designed with a pitched roof and will not be readily visible from the public realm. Therefore, it is not considered that the proposal would be harmful to character and appearance of the area.

(iii) Effect on neighbouring properties

7.5 This application proposes a single storey rear extension with a depth of 4.7m at the greatest point adjacent to the eastern boundary. It is not considered that the development would have an unacceptable impact on the amenities of the occupants of the adjacent residential property to the west, given the separation distance, and the adjoining dwelling to the east has an existing extension of greater depth than hereby proposed thus ameliorating any negative impact.

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.

8 **Conclusion**

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

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00564 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, unless agreed otherwise in writing by the Local Planning Authority.
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, Site Plan, Existing and Proposed Ground Floor Plans, Existing and Proposed Roof Plans, Existing and Proposed Elevations drwg.no 2126.01 received 10 June 2013

Reason: - To ensure provision of a satisfactory development.