
Site Address:	72B Lower Road, Havant, PO9 3LJ		
Proposal:	First floor side extension.		
Application No:	APP/14/01118	Expiry Date:	22/12/2014
Applicant:	Mr Bartlett	Team:	Team 1
Agent:	Mr Laurenson	Case Officer:	Stephen Andrews
	ADP Architects Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a generously sized two storey dwelling of brick and tile construction, located within an irregularly shaped plot on the western side of a small cul-de-sac, accessed via a private driveway off the north side of Lower Road. The plot is mainly adjoined with residential properties in Lower Road and Maple Wood. The exception to this is the north-western boundary, which adjoins the B2177 Bedhampton Hill, with screening provided by mature hedging. The area predominantly comprises residential development of a broadly similar character.

2 Planning History

None recent or relevant.

3 Proposal

The current application proposes the construction of a first floor extension to the western side of the existing dwelling.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None.

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 application site and locality
- (iii) Impact on residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The provision of an extension to a dwelling of this scale and character would also be acceptable in principle.

(ii) Impact on the application site and locality

The proposed extension would be relatively modest in scale and would appear as a subservient and complementary addition to the existing dwelling, provided that suitable materials were used in its construction. The proposal would not have any significant impact on the external amenity space at the site.

Views of the proposal within the public domain would be limited to Bedhampton Hill, within the context of the side elevation of the existing dwelling and largely screened by the existing hedging. A limited amount of hedging would need to be cut back in order to accommodate the proposal, but this hedging is located within the site itself and this would not therefore significantly compromise the existing screening provision.

(iii) Impact upon residential amenity

The scale and siting of the proposal is such that it would not result in any material impact on the amenities of occupiers of neighbouring properties, in terms of overlooking, shadowing or overbearing effect.

8 Conclusion

The proposed first floor extension would be acceptable in principle and would not have any detrimental impact on the character and appearance of the application site and locality, or any material impact on the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01118, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

1665 01 A (Site Layout)
1665 04 A (Proposed Floor Plans)
1665 05 A (Proposed Elevations)
1665 06 (Proposed Roof Plans)

Reason: - To ensure provision of a satisfactory development.

- 3 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.