
Site Address:	12A Langstone Avenue, Havant, PO9 1RU		
Proposal:	Two storey rear extension.		
Application No:	APP/13/00704	Expiry Date:	10/09/2013
Applicant:	Mr Underhill	Team:	Team 1
Agent:	Mr O'Shea	Case Officer:	Stephen Andrews
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a large two storey detached dwelling within a well screened plot. The dwelling has a two storey front gable and integral double garage, single storey rear extension with roof terrace above and off road parking to the front with access onto Langstone Avenue.

The site is located within the settlement boundary of Havant and is residential in character comprising of various style two storey detached dwellings.

2 Planning History

None

3 Proposal

Planning permission is sought for a rear two storey in fill extension.

The extension would measure 2.5m in depth, 3.9m in width and 7m to ridge height (pitched roof), some 1.9m below the ridge height of the main dwelling.

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: 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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The proposed two storey rear infill extension is positioned so that neighbour Rathmoor would only potentially see a small section of the roof of the extension. Adjoining neighbour 12 Langstone Avenue is located some 17m from the proposed extension would significant natural screening along the shared boundary. Neighbour 49 Langstone Road, towards the south-west, is some 20m away and again benefits from good natural screening.

It is therefore considered that the level of boundary screening, positioning of the extension and distance from neighbouring properties all combine to suitably protect the residential amenities of neighbouring properties. The development would not therefore result in unacceptable harm by reason of overlooking, loss of privacy, overshadowing, overbearing effect or loss of light and would accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

The development proposed relates to a two storey infill extension to the rear of the dwelling. The existing dwellinghouse is set back from the Langstone Avenue frontage with no view from the street scene to the rear of the dwelling. It is therefore considered that the development would not have an impact on the character and appearance of the area. Notwithstanding this position the extension is subservient to the host dwelling and is appropriate in size and design. The development would therefore accord with the principles 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 be acceptable and 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/13/00704 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 - Drawing No. ODP-002-001
Proposed Plans and Elevations (Amended Plan) - Drawing No.
ODP-002-301-A

Reason: - To ensure provision of a satisfactory development.