
Site Address:	10 North Close, Havant, PO9 2TE		
Proposal:	Single storey rear extension.		
Application No:	APP/14/01024	Expiry Date:	26/11/2014
Applicant:	Mr Addison	Team:	Team 1
Agent:	Mr Lancaster	Case Officer:	Tina Pickup
	Helyer Davies Architects Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site consists of a detached two storey dwelling with gable end roof and two storey side element with a hipped roof. The style of the property is arts and crafts and has an integrated garage and driveway to front with garden. The house has a large garden to the rear which adjoins Lymbourn Spring. To the south, No 9, has been extended with a two storey rear extension in the past such that the rear half of the side elevation facing the site is blank - and there is a high evergreen hedge on this boundary. To the north, No 11, is a two storey house aligned approximately with the application site - it has a first floor side window overlooking the application site and a ground floor bay window facing the site - the boundary treatment comprises dense shrubs which do screen the site to at least 2m.

2 Planning History

No relevant planning history.

3 Proposal

The proposal is for a single storey rear extension. The existing flat roof extension would be demolished and a replacement rear extension comprising a half width, pitched roof with gable end element which would be 2m deeper than the existing extension; and the remaining half would be 1m deeper than the existing and have a part sloping roof and part flat.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Borough Design Guide SPD 2011
and Residential Parking and Cycle Provision SPD, 2010

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency, Planning Liaison - South Downs

No objections

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: Nil

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) Design & Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Highways
- (v) Flood Risk

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

7.3 The proposal would not be visible from the road so would have a very limited impact upon the street scene.

7.4 The extension would replace the existing flat roof rear element and continue the roof slope of the north facing roof down to the eaves of the single storey rear extension. This would compliment the arts and crafts character of the property as would the lower level pitched roof element of the rear extension. Materials to match existing are proposed.

7.5 As such the proposal is considered to be an appropriate design to the host dwelling and is acceptable in terms of impact upon the street scene.

(iii) Impact upon residential amenity

- 7.6 The proposal would be 2m deeper than the existing single storey element. The eaves facing number 11 would be lower than the height of the existing eaves so the impact on the facing bay window (serving a dining room) of number 11 would be limited and is not considered to be overbearing or result in a loss of light.
- 7.7 The impact on number 9 North Close (to the south) would also be acceptable as it has no side facing windows and it's back wall is set further rearwards than the proposed rear extension in any case. As such the impact on this property would not be detrimental.
- 7.8 The impact of the proposal on residential amenity is considered to be acceptable.

(iv) Highways

- 7.9 The proposal also involves some internal reconfiguration which would result in the loss of the existing integral garage and space it provides. Externally the garage doors are to be retained, so visually the front elevation will not change. The property has 4 bedrooms and as such the parking standards would require 3 on site spaces. The existing gravelled drive would need extending, but there is sufficient space at the front of the property to provide 3 on site spaces.

(v) Flood Risk

7.10 Whilst the site is only within Flood Zone 1, it does back onto Lymbourn Spring and the property is liable to localised flooding.

7.11 The details submitted in the design and access statement are considered to create satisfactory flood resilience to meet the requirements of CS15 and the NPPF. As such the proposal is considered acceptable in terms of flood risk.

8 Conclusion

- 8.1 The proposal meets the requirements of the policies set out in section 4 and as such the application is recommended for conditional permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01024

(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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement ref 14-121

Existing plans Drawing No 14-121/01_Planning revision *

Proposed plans Drawing No 14-121/02_Planning revision *

Reason: - To ensure provision of a satisfactory development.