
Site Address:	8 Meadowlands, Havant, PO9 2RP		
Proposal:	Proposed first floor extension over existing flat roof.		
Application No:	APP/14/00116	Expiry Date:	07/04/2014
Applicant:	Mr Barber	Team:	Team 1
Agent:	Mr Davies	Case Officer:	Penny Ware
	Helyer Davies Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Meadowlands is a wide tree lined cul-de-sac situated East of Havant Town Centre adjacent to Warblington. The properties are all large individual detached properties of varying design, set within spacious plots.
No 8 is a large detached individually designed 2 storey dwelling of brown multi brick construction with a brown tiled roof, sited to the northern end of the cul-de-sac. A single detached garage exists to the north accessed by a hard surfaced driveway providing additional parking for a minimum of 2 additional vehicles. The property is set back from the road by some 19 metres and sits centrally within the plot. Larger than average gardens exist of similar depth and width to both the front and rear of the property. The rear garden is level, enclosed by 1.8 metre high fencing to the north, east and south, with well established mature shrub and tree borders to all sides. The property benefits from an existing single storey extension to the north east corner of the rear elevation.
- 1.2 Residential properties adjoin the site to all 3 sides with 1.8 metre close boarded fencing with mature and well established shrubs and trees existing to each of the three boundaries of the rear garden to the north, east and south providing a well screened garden and affording good levels of privacy as a result.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 Planning Permission is sought to extend the dwelling at first floor level, above the existing single storey extension to the (part) rear elevation of the property.
The proposal consists of a gable end extension, designed to complement the existing dwelling with window design and materials proposed to be the same as that existing. The extension is designed to sit squarely on the existing single storey extension measuring 2.5 metres depth and 6 metres in width and will extend the floorspace to bedrooms 3 and 4 existing, to incorporate a new en-suite shower room to bedroom 3. 1 new "velux" style window is proposed within the new south facing roofslope of the extension, serving bedroom 4. A new rooflight is also proposed within the north facing existing roofspace to serve the new en-suite shower room to bedroom 3.

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

Development Engineer

No adverse comments received

Arboricultarist

The arborist has been consulted, however, the case officer noted on site that the 2 trees sited within the rear garden of No 7, (the property to the North of the application site) are of a significant distance from the proposed extension and separated further by a mature shrub border existing within the garden of No 8.

The Arborist has indicated there to be No Arboricultural Constraints.

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: 7

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) Appropriateness of Design
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable subject to development control criteria considered below.

(ii) Appropriateness of Design

- 7.3 The proposed extension would not be visible from the public realm and has been designed to appear subservient to the main part of the dwelling with materials proposed to match as closely as possible those existing. The design and appearance of the extension is in proportion and sympathetic to the existing building. The brickwork and window detail is shown to be the same in size scale and design as that of the existing dwelling and as such is considered to be acceptable.

(iii) Effect on Neighbouring properties

- 7.4 The extension proposed is of gable end design with only a single new high level "velux" style rooflight window proposed to both the new north and south facing roofslopes. The size and position of the rooflight windows proposed are small in scale and set high within the roofslope and as such are not considered to impact adversely on the amenity of occupiers of adjacent properties.

8 Conclusion

- 8.1 The scale, position and design of the proposal satisfies the requirements of Policy CS16 of the Local Plan and as such is considered to be an appropriate form of development.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00116 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 and document:

Drawing Number 13146-01 (October 2013) - existing location, site block plan, elevations, floor plans, roof plan and section through.

Drawing Number 134146-01 Rev B (November 2013) - proposed elevations, floor plans, roof plan, site block plan and location plan

Design and Access Statement (received 3 February 2014)

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.