
Site Address:	1 The Gardens, Havant, PO9 2XH		
Proposal:	Single storey side extension.		
Application No:	APP/14/00485	Expiry Date:	11/07/2014
Applicant:	Mr & Mrs Bushnell	Team:	Team 1
Agent:	Mr Rosenthal	Case Officer:	Steve Weaver
	Rosenthal Design Services Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No.1 The Gardens is a detached two-storey dwelling with attached double garage located within a minor cul-de-sac leading south off Emsworth Road in Havant, close to that road's junction with the A27. The property is of 1980s vintage, featuring stock brick elevations with quoin and dentil course detailing, and with a plain tile roof.
- 1.2 The site benefits from a largely open west facing rear garden of approximately 12m depth, and has previously been extended through the addition of a UPVC conservatory to the north side of the dwelling, close to the northern boundary with The Coach House, a Victorian cottage to the north. The boundary treatment of this northern boundary is a 2.2-2.5m high brick and flint wall which appears contemporary in age with the Coach House.

2 Planning History

APP/14/00259

Application for Lawful Development Certificate relating to proposed side extension. Refused 13/5/14 on grounds that the original planning permission for the site had withdrawn permitted development rights for such works.

3 Proposal

- 3.1 This application seeks consent for the works proposed under APP/14/00259 - that being the removal of the existing conservatory attached to the northern elevation and its replacement with a single storey side extension to effectively infill the space defined by the rear elevation of the house and the side elevation of the garage. Materials are proposed to match those on the existing house, with a number of rooflights included in the northern elevation.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Havant Borough Design Guide Supplementary Planning Document 2011

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

5 Statutory and Non Statutory Consultations

None applicable

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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) Impact on neighbouring properties

(i) Principle of development

7.2 The application site is located within the urban area, within an established residential cul-de-sac. In such locations additions and alterations to existing dwellings are normally considered acceptable in principle, subject to detailed development control criteria (considered below).

(ii) Appropriateness of design

7.3 The proposal represents a modest and subservient addition to the property, with both materials and the architectural style faithful to the detailing on the existing house. It will largely replace the footprint of the existing conservatory and as such will not erode the amenity space available to the property. Whilst the door design proposed to the rear will somewhat unbalance this elevation, this is located to the rear of the property and will not be visible from any public vantage point - consequently it will not harm the overall character of the existing property.

(iii) Impact on neighbouring properties

7.4 The proposed extension lies in a well enclosed location on the site, such that the only property affected by the proposal will be the Coach House, the Victorian cottage lying directly to the north of the site. Its private amenity space directly adjoins the area

proposed for the new extension, and currently has views of the roofscape of the existing white UPVC conservatory, whose materials conflict somewhat with the otherwise muted tones of the brick and tile on the main house.

- 7.5 The direct impact of the new work proposed on the Coach House will be significantly mitigated by the existing 2.2-2.5m high brick and flint wall marking the common boundary between the two properties, and whilst the new roofscape will be visible from the Coach House's garden area, the use of tiles to match those on the existing dwelling - albeit with several rooflights - will result in a more recessive appearance than the existing structure. Consequently the impact of the new development on the amenity of the Coach House is considered to be acceptable and to some extent an improvement on the existing situation.

8 Conclusion

- 8.1 The application proposes the addition of a modest single storey extension to the property that will largely replace an existing conservatory. The design of the new extension is sympathetic to that of the main dwelling, and the new work will have no significant impact upon adjoining properties. 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/14/00485 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 hereby permitted shall be carried out in accordance with the following approved plans:

Existing GF Plan PG NO:01
Proposed GF Plan PG NO:02
Existing FF Plan PG NO:03
Proposed FF Plan PG NO:04
Existing Elevations PG NO:05
Proposed Elevations PG NO:06
Location Plan PG NO:07

Reason: - To ensure provision of a satisfactory development.

