
Site Address:	40 Ernest Road, Havant, PO9 3TJ		
Proposal:	Single storey rear extension.		
Application No:	APP/13/00980	Expiry Date:	03/12/2013
Applicant:	Mr & Mrs Wooley	Team:	Team 1
Agent:	Mr Durrant	Case Officer:	Heather Lealan
	PDC Ltd		
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is situated on the eastern side of Ernest Road and is within the defined urban boundary.

The property within the site is a two storey mid terrace dwelling with a deep rear garden. The dwelling to the north is separated at ground floor level from the application dwelling by an internal walk way which services the rear gardens. This is a characteristic of the dwellings within this locality. The property has an existing mono single storey pitched roof rear extension which includes the internal walkway.

2 Planning History

None

3 Proposal

Single storey rear extension. The depth is over the permitted development tolerances for the site but the applicant could have submitted a Prior Notice of Approval Application. However, a full application has been submitted and as such this report will consider the merits of the scheme.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

Havant Borough Council Borough Design Guide Supplementary Planning Document
December 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None, due to the minor nature of these single storey proposals which will replace an

existing structure.

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: 4

Number of site notices: n/a

Statutory advertisement: n/a

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) Effect on visual amenities of the area
- (iii) Effect on adjacent residential dwellings

(i) Principle of development

7.2 In terms of the principle of the development, the proposal is for an extension to an existing residential property in the urban area. Such extensions are considered to be acceptable in principle subject to other development control criteria.

(ii) Effect on visual amenities of the area

7.3 This scheme proposes to replace the existing 4.2m deep utility and kitchen extension to the northern side of the eastern rear elevation of the house with a single storey gull wing roof extension to a similar depth (in terms of footprint) but spanning across the full width of the dwelling house. In addition, the projecting gull wing roof design extends to 4.8m in depth.

7.4 The proposed rear extension is of an attractive design which proposes the use of quality materials, which whilst not in keeping with the rest of the house, are located to the rear and as such would not be harmful to the general visual amenities of the area. It is not considered that the proposal would be harmful to the character and appearance of the area and as such it would accord with the requirements of Core Strategy policy CS16.

(iii) Effect on adjacent residential dwellings

7.5 This application proposes a single storey rear extension to a depth exceeding this dwelling's permitted development allowance but within prior notification allowance, (subject to no objection being received). With a substantial rear garden depth of approximately 20m, the new work will principally impact upon the two neighbours to

either side, Nos 38 and 42. With regard to the latter, the works proposed will marginally increase the building bulk of the existing side elevation as viewed from No. 42 to the north, however the degree of increase is modest and No.42 itself features a modest rear extension which further limits the impact of the new work at No.40.

- 7.6 With regard to the property to the south (No.38) the extension will have a more direct impact here, with the extension to be set approx 0.6m off the shared boundary, instead of the existing separation of 3m. Whilst the bulk of the extension will be appreciable as viewed from No.38, lying within the 45 degree visibility angle referred to in the Borough Design Guide, the occupiers of the dwelling to the south have not objected to the application and the case officer visited this dwelling during the course of the site visit. In weighing up the impact of the extension from this property it is concluded that the generous open character of the rear gardens and the single storey nature of the development results in the scheme not being likely to appear overbearing as viewed from No.38; the location of No.38 due south of the extension also means that light loss should not be an issue.
- 7.7 It is therefore considered that, notwithstanding the depth of the proposal and its proximity to adjoining properties, the proposals are in accordance with the objectives of Core Strategy Policy CS16, and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011, in that the extension will not give rise to any significantly adverse impact upon the amenities of any adjoining properties.

8 Conclusion

- 8.1 It is considered that the proposal is acceptable and that planning consent should be granted subject to planning conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00980 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:

Site Location Plan Licence No. 100047474 received 8 Oct 2013
Plans and Elevations Drg.No PDC/13/09/126/01 received 8 Oct 2013

Reason: - To ensure provision of a satisfactory development.