
Site Address:	312 Middle Park Way, Havant, PO9 5DS		
Proposal:	Single storey extension to rear. (Revised application).		
Application No:	APP/13/00422	Expiry Date:	17/07/2013
Applicant:	Mrs S Symmonds	Team:	Team 2
Agent:	Mr K Maddison	Case Officer:	Bee Crawford
	KGM Design		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terrace dwelling of a row of four properties and has a brown pitched tiled roof and elevations of red multi-brick. There is a single storey side extension connecting the original brick shed to the property. This has been converted into a sitting room. The site is level and the rear garden is a good size, mainly laid to lawn with a patio and a gravelled area at the bottom of the garden. The garden is enclosed by a 1.8 metre high fence and mature shrubs to the eastern boundary, a 1.8 metre high wall to the southern boundary and a hedge in excess of 2 metres high to the majority of the western boundary with a 1.8 metre high fence towards the end of the garden.
- 1.2 The adjoining neighbouring property of a similar style and design lies to the west and to the east is an end of terrace dwelling of a similar style and design which lies forward of the application site. To the rear of the site are semi-detached chalet bungalows in Cotswold Close. There is general kerbside off-road parking in the area. The area is of medium density with a mixture of local authority/ex-local authority terraced and semi-detached properties and flats.

2 Planning History

- 2.1 APP/12/00925 - Single storey extension to rear extension, permission granted 26/10/2012, current application submitted in substitution of this permission.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension for a new bedroom and bathroom of 5.175 metres in depth (to the west elevation), extending 2.7 metres from the rear elevation of the converted shed. It is 4.5 metres in width, with a mono-pitched and flat roof of 2.4 metres high to the eaves and 3.1 metres to the top of the roof. A new door and window is proposed in the rear (south) elevation of the existing dwelling, although this does not require the benefit of planning permission.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

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

5 Statutory and Non Statutory Consultations

Development Engineer

No contributions or conditions required

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: 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 acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposed extension would not be visible from the public realm due to its location, and the design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable. The proposal is larger than the extension approved under APP/12/00925, however it is considered that this can be comfortably accommodated within the extent of the site. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 There are no new windows in the side elevations of the extension and although the proposal abuts the eastern boundary, the property at number 314 is part of the next terrace of dwellings and is situated forward of the application site. It is considered that the location of number 314, together with the present screening is sufficient to minimise any perception of overlooking or appearing overbearing to either neighbouring property. The proposal is not visible from the front of the dwelling and it is considered the development would have negligible impact on the properties immediately adjacent to the existing dwelling and the properties to the rear.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00422

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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east and west elevations without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 4 The accommodation hereby permitted shall be occupied solely for purposes

incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 5 At no time shall the flat roof of the single storey extension hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

04.133.01	Proposed rear ground floor extension
04.133.02	Block plan
04.133.03	Site location plan

Reason: - To ensure provision of a satisfactory development.