
Site Address: 33 New Lane, Havant, PO9 2JJ
Proposal: Proposed first floor extension to side and rear of property built on existing ground floor extensions with rear and side re-pitched roofs, all to match existing finishes.
Application No: APP/14/00014
Applicant: Mr M Bishop
Agent:
Ward: St Faiths

Expiry Date: 10/03/2014
Team: Team 1
Case Officer: David Eaves

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.2 The property is a two storey detached house with similar properties to either side probably dating from the 1950's. The property has a flat roofed garage to the northern side.

2 Planning History

09/73715/000 Proposed first floor extension to side and rear of property built on existing ground floor extensions with re-pitched roof. All to match existing finishes. Permitted September 2009

3 Proposal

Proposed first floor extension to side and rear of property built on existing ground floor extensions with rear and side re-pitched roofs, all to match existing finishes.

4 Policy Considerations

National Policies
National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

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

5 Statutory and Non Statutory Consultations

Development Engineer:
No adverse comments

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: 5

Number of site notices: At least one site notice exists - check the number.

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) Effect on the character and appearance of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The proposal is for a residential extensions in an urban area and is considered acceptable in principle. It should also be noted that the principle of the extension has been previously accepted under planning permission reference 09/73715/000.

(ii) Effect on the character and appearance of the area

7.3 The proposals are for side and rear extensions to the property. In terms of the public view this is restricted to the side extension which is above an existing flat roofed garage. The side extension is set back at first floor level and the extension now reads as a more subservient addition to the original dwelling. The property to the north has previously been extended with a flat roofed extension above the garage. The extensions are considered to have an acceptable impact on the character and appearance of the area.

(iii) Effect on neighbouring properties

7.4 There are two elements to the proposed extensions, a side and a rear addition. These are above an existing flat roofed single storey garage and rear extension. The principle impacts from the proposals are to the property to the north No.35 and south No.31.

7.5 No.35 has a first floor clear glazed window facing (appears to be a dual aspect room) and 2 ground floor high level windows facing in the flank elevation. No windows are proposed at first floor level to face the neighbouring property and it is considered that the proposal would have an acceptable impact on residential amenities.

7.6 No.31 has 1 first floor and 3 ground floor obscure glazed windows facing. This property also has a single storey rear extension with rear windows but this is set off the boundary. There are no additional windows proposed to face No.31. The impact of the proposed extension is considered to be acceptable in terms of the impact on the residential amenities of the adjoining residents.

8 Conclusion

- 8.1 In conclusion, the proposal (as amended) is considered to have an acceptable impact on the character and appearance of the area and on the residential amenities of neighbours. The proposal can therefore be recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00014

(A) 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 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 north and south facing elevation 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The ensuite window at 1st floor level in the west (rear) facing elevation of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Serial Number 1987200

Proposed Elevations, Floor Plans and Section Drawing Number 09.759.01
Rev A

Reason: - To ensure provision of a satisfactory development.