
Site Address:	2 Langstone Avenue, Havant, PO9 1RU		
Proposal:	Single storey rear extension and relocation of conservatory.		
Application No:	APP/13/00521	Expiry Date:	25/07/2013
Applicant:	Mr Zammit	Team:	Team 1
Agent:		Case Officer:	Heather Lealan
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a detached house located on the north side of Langstone Avenue. The property is typical in style to the surrounding dwellings and many of these properties have been extended in the past.
- 1.2 The property itself has been extended previously by means of rear extensions to the dwelling house and also to the garage attached to the eastern side of the dwelling. The property has an existing 3.7m depth rear conservatory. The neighbouring property to the east (No.3) has been extended to the rear. There is parking for two cars to the front of dwelling and a single storey garage.

2 Planning History

97/63005/000

Replacement garage to side and rear conservatory - permitted

01/63005/001

First Floor rear extension - permitted

02/63005/002

Ground floor and first floor extension to the rear - permitted

3 Proposal

Single storey rear extension and relocation of conservatory.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 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

None

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) Effect on the character and appearance of the area
- (iii) Effect on neighbouring properties
- (iv) Adequacy of parking
- (v) Impact on archaeology

(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 the character and appearance of the area

7.3 This scheme relocates an existing 3.7m depth conservatory to the rear of the dwelling further north by 2.8m and proposes a single storey double pitched roof rear extension across the full width of the dwelling house. The conservatory will then be attached to the rear of this extension towards the east of the dwelling in line with its existing location.

7.4 The proposed rear extension is well designed with a pitched roof and will not extend beyond the existing garage projection. Therefore, it is not considered that the proposal would be harmful to character and appearance of the area.

(iii) Effect on neighbouring properties

7.5 This application proposes a single storey rear extension with a depth of 2.8 metres; with the relocated conservatory extending a further 3.7m. Given the separation

distances from both adjacent neighbouring dwellings, it is not considered that the development would have an unacceptable impact on the amenities of either of the occupants of the adjacent residential properties.

- 7.6 It is therefore considered that the proposals are in accordance with Core Strategy Policy CS16, and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.

(iv) Adequacy of parking

- 7.7 The proposed development would not lead to the loss of existing parking to the front of the house or garage and would meet the normal requirements in relation to car parking provision.

(v) Impact on Archaeology

- 7.8 The Roman Villa site is located in the vicinity of this dwelling house, however the application site is outside of the archeological area of concern and considerable previous ground works have been undertaken to the rear of this site.

8 Conclusion

- 8.1 In conclusion the proposed extension is considered to be acceptable subject to planning conditions and should be granted consent

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00521 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS Location Plan Licence no. O100031673 received 30 May 2013

Block Plan received 30 May 2013

Existing Ground Floor Plan drwg. no P100-A received 30 May 2013

Existing First Floor Plan drwg. no P110-A received 30 May 2013
Existing Roof Plan drwg. no P120-A received 30 May 2013
Existing Elevations drwg. no P130-A received 30 May 2013
Proposed Roof Plan drwg. no P210-A received 30 May 2013
Proposed Ground Floor Plan drwg. no P200-A received 30 May 2013
Proposed North Elevation drwg. no P230-A received 30 May 2013
Proposed West Elevation drwg. no P231 A received 30 May 2013
Proposed East Elevation drwg. no P232-A received 30 May 2013

Reason: - To ensure provision of a satisfactory development.