
Site Address:	15 Hornbeam Road, Havant, PO9 2UP		
Proposal:	Single storey rear and side extensions.		
Application No:	APP/13/01160	Expiry Date:	14/01/2014
Applicant:	Mr C Bradbury	Team:	Team 1
Agent:	Mr T Ayles	Case Officer:	Heather Lealan
	Ayles & Associates Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a semi-detached house located on the north side of Hornbeam Road. It is set back from the road forming a small enclave with 5 other dwellings. The property is typical in style to the surrounding dwellings and some of these properties have been extended in the past.
- 1.2 The property itself has not been extended previously and has a rear garden that extends to the rear and around the western elevation. The dwelling does not benefit from on site vehicular parking.

2 Planning History

No relevant planning history on Acolaid

3 Proposal

Single storey rear and side extensions.

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

(i) Principle of development

7.2 In terms of the principle of the development, the proposal is for a side and a rear 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 is well designed with pitched roofs which are consistent with the main dwelling house. The rear extension would not be visible from the streetscene. The side extension is set well back into the site and only glimpses will be afforded from the street, regardless of which it is well designed and in keeping with the main dwelling house. Both proposals are considered to be modest and subservient to the main dwelling house. Therefore, it is not considered that the proposal would be harmful to character and appearance of the area or of the dwelling.

7.4 The proposal includes the addition of a further bedroom, however as there is no parking provision currently within the site, additional parking provision is not considered appropriate to form a requirement or condition of this scheme.

(iii) Effect on neighbouring properties

7.5 Due to the single storey nature of these proposals, the acceptable depth of the rear extension at 3m and the separation distance of the side extension to the adjacent dwelling to the south west; it is not considered that the development would have an unacceptable impact on the amenities of the occupants of either of the adjacent residential properties. Permitted development rights for additional windows and doors should be removed from the western elevation of the side extension to prevent overlooking and the proposed window in this elevation should be conditioned to remain as obscurely glazed.

7.6 It is therefore considered that the proposals are in accordance with Core Strategy

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/13/01160 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 Floor Plan and Elevations Drwg No. 1170/01 received 19 November 2013
Proposed Floor Plan, Site Plan, Block Plan and Elevations Drwg No. 1170/02 received 19 November 2013

Reason: - To ensure provision of a satisfactory development.
- 4 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 western elevation of the side extension or the eastern elevation of the rear extension hereby permitted 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.
- 5 The window in the western elevation of the side extension shall:-
 - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all

times;

ii) 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.