
Site Address:	26 Lower Road, Havant, PO9 3LH		
Proposal:	Single storey side extension.		
Application No:	APP/13/01183	Expiry Date:	20/01/2014
Applicant:	Mrs M Gray	Team:	Team 1
Agent:	Mr M Harris	Case Officer:	David Eaves
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies to the east of Lodge Road in Bedhampton. The existing property is a two storey semi-detached house with fawn brickwork and white painted render. The house is on the corner of Lodge Road and Lower Road and is prominent in the street scene.

2 Planning History

None

3 Proposal

- 3.1 Single storey side extension

4 Policy Considerations

National Policies

National Planning Policy Framework

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: 3

Number of site notices: 0

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) Impact on Character and appearance of the area
- (iii) Impact on the residential amenities of nearby residents.

(i) Principle of development

7.2 The site is located in the built up area and the proposal is for a modest residential extension. There is no objection in principle to the proposed extension.

(ii) Impact on Character and appearance of the area

7.3 The proposal is for a modest single storey extension. Whilst it would be readily visible in the street scene it would be viewed against the backdrop of the buildings cat-slide roof and would have a very limited and acceptable impact on the street scene.

7.4 The attached property has already been extended to the side (with a two storey extension) and this addition would not unbalance the semi-detached pair of properties.

(iii) Impact on the residential amenities of nearby residents

7.5 The extension would face a similar property on the west side of Lodge Road and there would be no significant impact on neighbours residential amenities.

8 Conclusion

8.1 In conclusion, the proposed development would have an acceptable visual impact and would not harm neighbours residential amenities, planning permission can therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01183

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

Location Plan Licence No. 100041040

Site Plan Licence No. 100041040

Existing and proposed floor plans and Elevations, Section Drawing No. 26/01

Reason: - To ensure provision of a satisfactory development.