
Site Address:	12 Glenleigh Park, Havant, PO9 2PH		
Proposal:	Single storey rear extension.		
Application No:	APP/13/00569	Expiry Date:	07/08/2013
Applicant:	Mr Crawford	Team:	Team 1
Agent:	Mr Swan	Case Officer:	Stephen Andrews
	Graham P Swan		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the settlement area of Havant and is made up of a detached bungalow constructed of brown brick with hipped brown pantiled roof. The dwelling has an attached side garage with single storey rear conservatory and flat roofed rear extension. There is on site parking to the front and side with access on to Glenleigh Park.

The area is residential in character comprising largely of similar style detached bungalows and chalet style dwellings.

2 Planning History

None

3 Proposal

Planning permission is sought for a single storey rear extension which would replace a centrally located rear conservatory.

The extension measures approximately 3.3m in depth, 10.6m in width with a ridge height of 4.3m

4 Policy Considerations

National Policies

National Planning Policy Framework, 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: 6

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The proposed rear extension would extend across the width of the dwelling, to a depth of approximately 3.3m, replacing the existing centrally located conservatory. The proposed extension would have a ridge height of 4.3m and would be set in from the shared boundary of number 10 by 1.1m (excluding eaves overhang) and 0.3m from the shared boundary of 14 (excluding eaves overhang). It was noted on site however that immediate neighbour 14 has a single storey rear extension running along the shared boundary of a similar depth to that proposed, which would offer greater screening from the development to this neighbour.

It is pertinent to note that the single storey rear extension as proposed is close to the accepted limits for permitted development entitlement allowed by the General Permitted Development Order 1995 (as amended), Schedule 2, Part 1, Class A. In particular with regard to the recent depth increases of 8m. The development would currently fail on the basis that it would extend from an already extended part of the rear elevation. However, when the extension is measured from the original rear elevation the extension would have a depth of approximately 5.2m, which would be well within the potential 8m allowed for the site, subject to the necessary prior notification process. The development also fails in respect of the proposed ridge height of 4.3m; the permitted limit being 4m. The potential 'fall back' position of permitted development for this site therefore has to form a material consideration in the determination of this application.

Having regard to the above information it is considered that the impact of the development on neighbour amenity would not be significantly greater than that potentially allowed by the sites permitted development entitlement. Notwithstanding this position the single storey height of the proposal, level of boundary screening and relationship between the proposal and the habitable rooms of the immediate neighbours, particularly that of the extended dwelling of 14, is considered to be acceptable and would not result in matters unacceptably harmful to the residential amenities of these direct neighbours. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The development proposed relates to a single storey extension to the rear of the dwelling. The existing dwellinghouse is set back from the Glenleigh Park frontage with no view from the street scene to the rear of the dwelling. It is therefore considered that the development would not have an impact on the character and appearance of the area. Notwithstanding this position the extension is subservient to the host dwelling and is appropriate in size and design. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00569

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:

Arc 02 - Site and Location Plans Stamped 12th June 2013
EX 01 - Plans - Existing Stamped 12th June 2013
EX 02 - Elevations - Existing Stamped 12th June 2013
Arc 06 - As Proposed - Roof Plan Stamped 12th June 2013
Arc 04 - Elevations - Proposed Stamped 12th June 2013
Arc 03 - As Proposed - Planning Stage Stamped 12th June 2013

Reason: - To ensure provision of a satisfactory development.