
Site Address:	64 Penk Ridge, Havant, PO9 3LU		
Proposal:	Single storey side extension with pitched roof.		
Application No:	APP/13/00761	Expiry Date:	26/09/2013
Applicant:	Mr P Winter	Team:	Team 1
Agent:	Mr D P Manns	Case Officer:	Stephen Andrews
	D M Designs		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the settlement area of Havant and is residential in nature. The immediate area is characterised by similar style and appearance two storey semi-detached dwellings. Immediately adjacent to the site (east) is an access road leading to a garage area, serving several neighbouring dwellings.

The site contains a two storey semi-detached dwelling of brick and plain tile construction, positioned on the south side of Penk Ridge. The dwelling has on site parking to the front, with driveway to the side and detached garage to the rear. The application site slopes up from the rear to the front of the site (south to north) giving it an elevated position compared to dwellings to the south.

2 Planning History

None relevant

3 Proposal

Planning permission is sought for a single storey side extension measuring 8.4m in depth, 2.2m in width and 3.7m to ridge height (measured at the front). The height is 4.4m to ridge height when measured at the rear due to the drop in site levels.

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

Southern Gas Networks - None received

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) 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.

Regard has been given to development allowed by Class A of the Town and Country Planning General Permitted Development Order (GPDO) 1995 (as amended). It is considered that a side extension would comply with the provisions allowed by Class A were its maximum height to be restricted to no more than 4m and in those circumstances would in fact be permitted development. The permitted development entitlement would be a significant material consideration and in this instance a valid 'fall back' position.

(ii) Impact on neighbour amenity

The proposed side extension due to its positioning, single storey height and distance from neighbours is not considered to result in unacceptable harm to neighbour amenity. The closest neighbour, 66 Penk Ridge is some 6.5m from the proposal and separated by an access road serving a garage area to the rear of dwellings 66, 68 and 70 Penk Ridge. The development proposed would not therefore give rise to matters prejudicial to neighbour amenity.

It is pertinent to note that the development is close to the accepted limits of permitted development further supporting the view that the development would not be unacceptably harmful to neighbour amenity.

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 as proposed would be visible from the street scene of Penk Ridge, the access road to the site and from parts of Fortunes Way. However, it is not considered that the scale, design and nature of the proposal would be such that it would be visually obtrusive or incongruous within these street scenes. The development would therefore preserve the existing character and appearance of the area and would 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/13/00761

(A)

(B) 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:

Location Plan 1:1250 - Drawing No. Winter 01A

Block Plan 1:500 - Drawing No. Winter 01A

Proposed Floor Plans and Elevations - Drawing No. Winter 01A Rev. A

Proposed Sections - Drawing No. Winter 01A Rev.A

Reason: - To ensure provision of a satisfactory development.

