
Site Address:	2 Castle Way, Havant, PO9 2RZ		
Proposal:	Single storey and two storey extensions.		
Application No:	APP/13/00962	Expiry Date:	18/11/2013
Applicant:	Mr M Broome	Team:	Team 1
Agent:	Mr M Gillings	Case Officer:	Richard Nash
	Mike Gillings - Building Plans		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling of traditional design and brick, render and tile finish, located within a reasonably sized plot on the south side of Castle Way, a small cul-de-sac accessed off the west side of Castle Avenue. The site has established boundary treatments comprising fencing and hedging, including to the rear boundary, which runs along Emsworth Road. The site is located close to the eastern edge of the built up area of Havant, where dwellings are of a broadly similar character and density.

2 Planning History

None

3 Proposal

The current application proposes the construction of a small single storey extension to west side of the property, a larger single storey extension to the rear, and a two storey extension to the side.

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: 5

Number of site notices: Not applicable

Statutory advertisement: Not applicable

Number of representations received: None

7 Planning Considerations

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 application site and locality
- (iii) Impact on neighbouring amenity

(i) Principle of development

It is considered that the provision of extensions to a dwelling of this scale and character, and in this location, would be acceptable in principle.

(ii) Impact on application site and locality

The proposed extensions would be relatively modest in scale and would complement the existing dwelling, whilst also ensuring that a good level of external amenity space is retained. Part of the proposed two storey extension would be visible from the public domain within Castle Way, but such views would be within the context of the dwelling and that to the east, wherein the proposal would not appear unduly prominent. Views of the proposals from Emsworth Road would be largely screened by existing boundary treatment and again within the context of the existing dwellings. It is therefore considered that the proposals would not have a detrimental impact on the character and appearance of the application site or locality, or the visual amenity of the street scenes, provided that suitable materials are used in their construction.

(iii) Impact on neighbouring amenity

Due to their scale, siting and the existing boundary treatments, it is considered that the proposed single storey extensions would not have a material impact on the amenity of neighbouring properties. However, the two storey extension has the potential to impact on the amenities of the dwelling to the east (1 Castle Way). The proposed extension would sit between approximately 1 and 2 metres from the boundary between the properties, with a further approximately 1 to 4 metres between the actual dwellings. The two dwellings are set at angles to one another, such that their side elevations do not run parallel. Because of the relationship between the buildings, and given the context of an existing two storey elevation, it is considered that the proposal would not result in an unacceptable degree of additional shadowing or overbearing effect on number 1.

The existing application dwelling has a window within the first floor of its eastern side elevation, but this is not replicated in the current proposal. The potential for overlooking of the adjoining property is therefore reduced, and this situation could be

preserved by way of a planning condition. Number 1 has a first floor window facing the application dwelling. This window would be located at approximately 4 metres from the proposal and, given the off-set relationship between the dwellings and the context of an existing two storey elevation, it is considered that the proposal would not have a material additional impact on outlook from the adjoining property.

8 Conclusion

The proposed single storey and two storey extensions would be acceptable in principle, and would not have a detrimental impact on the character and appearance of the application site or locality, the visual amenity of the street scenes, or the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00962, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

2135.01 (Proposed Floor Plans and Elevations)

2135.02 (Location Plan, Site Plan and Proposed Roof Plan)

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 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 first floor of the (east) side elevation of the development hereby approved, 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.