
Site Address:	39 Fraser Road, Havant, PO9 3EJ		
Proposal:	Single storey side and rear extension.		
Application No:	APP/13/00338	Expiry Date:	04/07/2013
Applicant:	Ms Peachy	Team:	Team 1
Agent:	Mr J Potter	Case Officer:	Jenna Shore
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of an end of terrace two storey dwelling. The dwelling is sited on a spacious plot with land to both the rear and side. To the west is a Scout hut with a 2.5m wall forming the boundary. To the rear is a large tree, located outside of the curtilage of the dwelling adjacent to allotments. To the east is the adjoining dwelling similar in size and design to that of the application site. A 2m hedge forms the boundary.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to erect a single storey side and rear extension with a hipped roof. The extension is proposed to form the new boundary between the application site and the adjoining dwelling.
- 3.2 The hedge which currently forms the boundary is to be removed.

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 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

6 Planning Considerations

6.1 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 neighbours
- (iii) Effect on the character of the existing dwelling

(i) Principle of development

6.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

6.3 The scout hut to the west is located a minimum of 10m from the proposed side extension. A parking area separates the scout hut itself from the shared boundary. It is unlikely that at this distance at this proposed height that the proposal would appear overbearing or visually intrusive to this non-residential use.

6.4 The proposal is indicated to be sited on the shared boundary with the adjoining dwelling. Upon receipt of the application windows were proposed to the side elevation which were considered to lead to unacceptable increase in the perception of overlooking. These windows have since been removed from the plan. A condition can be added to ensure that this remains the case.

6.5 Both gardens are south facing, limiting the extent to which the proposal could result in a loss of light to the ground floor windows of the neighbouring property.

6.6 The design of the proposal incorporates a hipped roof. This allows mass at height to be pushed back onto the application site and away from the neighbour. It is considered that this design will reduce the extent to which the proposal could appear overbearing.

(iii) Effect on the character of the existing dwelling

6.7 The proposed extension will replace a number of outbuildings currently located to the rear of the dwelling. The extension is likely to improve the character of the property reducing overall development.

7 Conclusion

7.1 The siting, scale and design of the proposal is unlikely to result in an unneighbourly

form of development and the application is therefore recommended for approval.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00338 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 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 east (side) elevation 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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan drawing number 101-PD-06 received by the Council 9th April 2013
Site plan drawing number 101-PD-01B received by the Council 12th June 2013
Existing and proposed ground floor plan drawing number 101-PD-02B received by the Council 12th June 2013
Existing and proposed east elevation drawing number 101-PD-03A received by the Council 12th June 2013
Existing and proposed west elevation drawing number 101-PD-04A received by the Council 12th June 2013
Existing and proposed south elevation drawing number 101-PD-05A received by the Council 12th June 2013

Reason: - To ensure provision of a satisfactory development.