
Site Address:	56 Braishfield Road, Havant, PO9 2HS		
Proposal:	Single storey rear extension.		
Application No:	APP/13/00663	Expiry Date:	04/09/2013
Applicant:	Mr & Mrs Gosden	Team:	Team 1
Agent:	Mr Narramore	Case Officer:	Stephen Andrews
	BPS Design Consultants Ltd		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application property consists of a two storey mid-terrace dwelling of brick and tile construction. The dwelling has a single storey rear conservatory and rear shared brick outbuilding with 58 Braishfield Road. There is on site parking to the front of the dwelling with access onto Braishfield Road.

The area is residential in nature and consists largely of similar style two storey post war terraced dwellings.

2 Planning History

None

3 Proposal

Planning permission is sought for the erection of a single storey rear extension which would replace an existing conservatory. The extension would measure 3.8m in depth, 5.2m in width, 3.7m to ridge height and 2.2m to eaves height. The extension would be sited 0.4m in from the shared boundary with 54 and would abut the existing shed outbuilding shared with 58.

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: 2

Summary: Two letters of objection:

- Loss of light to conservatory
- Subsidence
- Concerns regarding sewerage, shared soakaway, shared shed and access to the shared pathway

Comment:

It is not considered that the extension as proposed is of a height or scale that would result in unacceptable levels of loss of light to neighbouring dwellings.

The concerns raised in respect of subsidence, sewerage, soakaways, the shed and obstruction of the access are not material planning considerations and as such cannot form valid reasons for withholding planning permission.

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 replace an existing conservatory and measure 3.8m in depth, 5.2m in width, 3.7m to ridge height and 2.2m to eaves height. The extension would be sited 0.4m in from the shared boundary with 54 and would abut the existing shed outbuilding shared with 58.

Neighbour 54 has a rear conservatory some 3m - 3.5m in depth with glazing facing the shared boundary with the application site. The proposal would see a new extension created that extends some 0.3m - 0.8m further than the conservatory at 54. It is likely that the new extension will reduce light in to the glazed section that faces the shared boundary, however it is not considered that this would be to a level that would unacceptably impact upon the residential amenities of this property with particular

regard to overshadowing, overbearing effect and loss of light, and the principal outlook of the adjacent conservatory to the south and south west would remain unobstructed. It should also be noted that a substantially similar impact would arise from the construction of an extension under the property's normal permitted development rights (which would allow for a 3m deep extension with eaves of up to 3m in height) , and this is a 'fall back' position that must be taken into account when weighing up the impact of the new work.

The existing shared outbuilding with 58 extends some 6.8m into the garden and is to be retained. It is considered that this building provides a form of screening that will significantly reduce the impact of the extension on the neighbour of 58.

It is therefore considered that the site characteristics, single storey nature of the proposal and level of boundary screening would combine to prevent any unacceptable harm to the residential amenities of adjoining properties. 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 not be visible from the public domain and as such would have no impact on the prevailing character and appearance of the area. Notwithstanding this the scale, design and nature of the proposal is considered to be acceptable. 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/13/00663 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:

Drawing No. PL/04 - Stamped 9th July 2013

Drawing No. PL/02 - Stamped 9th July 2013

Drawing No. PL/03 - Stamped 9th July 2013

Reason: - To ensure provision of a satisfactory development.