
Site Address:	14A Knox Road, Havant, PO9 1NP		
Proposal:	Single storey front extension.		
Application No:	APP/13/00654	Expiry Date:	29/08/2013
Applicant:	Mr & Mrs P Russell	Team:	Team 1
Agent:		Case Officer:	Steve Weaver
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a detached two storey dwelling in a residential street. The property is of render and brick construction with a tiled roof. Vehicular access onto Knox Road lies to the east of the dwelling; the front garden is enclosed by a variety of low level (c.1m high) boundary treatments - the store on the west side of the dwelling effectively forms the boundary further back into the plot. The adjacent dwellings are in the main of two storey scale, but with a variety of designs and ages evident.

2 Planning History

None

3 Proposal

- 3.1 The application proposes a modest single storey extension to the front of the property to provide an enlarged lounge, porch and store.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) 2011

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Biodiversity Information Centre - site lies within 50m of a bat roost

Officer comment:: The extension lies to the front of an existing residential property in a built up street frontage and therefore will have no impact on any potential bat roosts.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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 the character and appearance of the area
- (iii) Impact on neighbouring properties

(i) Principle of development

7.2 The application site lies within the defined urban area of Havant and comprises a modest (1.35m - 1.8m deep) single storey extension to an existing residential property. The principle of additions to existing properties is accepted in such locations, subject to an analysis of the degree to which they meet the requirements of CS16 of the Havant Borough Core Strategy. In this case, with no particular designations affecting the site, the key development control considerations are the quality of design and the impact on neighbouring properties.

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

7.3 The application site lies within Knox Road, a residential street with traditional street frontage development but with a variety of ages and designs of houses evident. The proposed extension replicates the design characteristics of the existing dwelling and will use matching materials. The main house features a front projection to the east side which the forward face of the extension will lie behind; and the adjacent property to the west lies slightly further forward on its plot so that the extension will lie behind that 'building line' too.

7.4 The matching materials, recessed position and subservient scale of the extension mean that it will read as a sympathetic addition to the existing building, reinforcing its existing character and thereby preserving the existing character and appearance of the street scene.

(iii) Impact on neighbouring properties

7.5 The extension will be screened from view by the property to the east (No.14) by No.14a's existing front projection. Opposite the site the residential properties there will be largely unaffected, given the intervening road.

7.6 To the west, the adjacent dwelling known as Springfields lies slightly further forward on its plot than the application site, with no windows in the side elevation adjacent to

the enlarged store, and as a result the extension will have no material impact on the amenity of that dwelling.

8 Conclusion

8.1 The proposed extension is sympathetically designed, of modest scale and will have no adverse impacts on the character of the area nor any neighbouring residential properties. 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/13/00654 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:

OS Mastermap 02 July 2013, ID: BW1-00240547 (1:1250 scale)
OS Mastermap 02 July 2013, ID: BW1-00240546 (1:500 scale)
Proposed single storey front extension Drg No 14/01 dated May 13

Reason: - To ensure provision of a satisfactory development.