

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension and revised fenestration to front and rear
LOCATION:	2 Ashley Close, Havant, PO9 3AP
REFERENCE NO:	APP/26/00091
APPLICANT:	Mrs Hachem
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	08/04/2026
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

This application site comprises of a two storey, mid terrace dwellinghouse located on the south side of Ashley Close, Havant. This property has a pitched roof with elevations formed of render. To the rear of the site is the rear garden followed by a footpath. The area is residential in character.

2. Planning History

None relevant

3. Proposal

Single storey rear extension and revised fenestration to front and rear

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

DM13 Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Southern Water

The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker.

Existing Southern Water Assets – General within boundary but no tree, buildings, assets within standoff distance (approximate) Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit: https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf. For information on required stand-off distances from public sewers please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf> Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue. Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
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Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 4

Number of representations received: 0

Material planning considerations are addressed in Section 7.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)
- (v) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area; therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal comprises of a single storey rear extension which has been amended following its initial submission, with the depth of the extension reduced on the boundary with No. 3 Ashley Close due to case officer concerns raised in regard to overshadowing impact.

7.4 This proposed rear extension would have an 'L 'shape' , at 3 and 4 metres depth. It would be set in from the boundary with No. 1 Ashley Close by approximately 2 metres and would have a flat roof with a height of approximately 2.8 metres. Proposed materials include render to match existing.

7.5 It is understood that the space would create a bedroom with disabled access, accessed via a ramp and platform to the side. The applicant has confirmed that this would meet permitted development height requirements. This room would be served by 2 windows to the rear elevation and a door to the side elevation.

7.6 The extension would be set at single storey height and would not be highly visible from the public realm. It would only be slightly larger than permitted development requirements and is considered to be a subservient addition to the host dwelling.

7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 To the east of the application site is no 1 Ashley Close. There would be approximately 2 metres separation distance which is considered to mitigate against any overbearing or overshadowing impact. As noted above, the raised ramp/platform would be set at a height allowable under permitted development.
- 7.9 To the west of the application site is no 3 Ashley Close. The extension has been reduced in depth by 1 metre to this side to reduce overshadowing/overbearing impact to the closest rear window at no 3. This is now 3 metres in depth and steps out to 4 metres away from the shared boundary. As a 3 metre extension could be constructed without planning permission (under Permitted Development rights) this is considered to be a justifiable fallback position, and this is therefore considered to be acceptable.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Biodiversity Net Gain (BNG)

- 7.11 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Parking

- 7.12 The bedroom number would increase from 2 to 3 bedrooms. As per the Havant Parking SPD this increase would not require any additional parking allocation on site.

8 Conclusions

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and the neighbours and is therefore considered to be appropriate and recommended for approval.
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9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with conditions for application APP/26/00091

Conditions:

1	<p>The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.</p> <p>Reason: To comply with Section 91 of the Town & Country Planning Act 1990 Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>P_02 A Amended location and block plan</p> <p>P_01 B Amended proposed plans and elevations</p> <p>Reason: To ensure provision of a satisfactory development.</p>
3	<p>The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.</p> <p>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.</p>

Informatives:

1	<p>In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p> <p>In this instance:</p> <p>You were updated about issues after the initial site visit</p>
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