
Site Address:	2 Fifth Avenue, Havant, PO9 2PL		
Proposal:	Single storey rear extension.		
Application No:	APP/19/00172	Expiry Date:	08/04/2019
Applicant:	Mr & Mrs Branson		
Agent:	HDA Projects Ltd	Case Officer:	Bee Crawford
Ward:	St Faiths		

Reason for Committee Consideration: The applicant is a member of staff and related to a Councillor

HPS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style detached bungalow with detached garage to the rear, located on the northern side of Fifth Avenue. It has a red tiled pitched and hipped roof and elevations of red multibrick and white render. The site is level with open vehicular access leading to an area of block paving, grass and shrubs with a hedge to the western boundary, a 0.5 metre high fence to part of the front boundary and a 1.8 metre high fence to the eastern boundary. The rear garden has a depth in excess of 45 metres and is mainly laid to lawn with a patio area, mature trees and shrubs, with trees and a 2 metre high hedge to the eastern boundary and 1.8 metre high fencing to the western and northern (rear) boundaries.
- 1.2 A detached bungalow is to the west, a pair of two storey semi-detached properties are to the east, a detached two storey dwelling is opposite and the rear gardens of properties in Hallett Road are to the rear. The area is of medium density with two storey detached and semi-detached properties and detached bungalows of a variety of ages, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension. The plans also show an area of decking to the rear of the extension, but confirmation has been received from the agent advising the height of the decking is 150mm above ground level and therefore this would not require planning permission in itself.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The Pittosporum (*a tree located on the western boundary of the application site*) may be negatively affected by the development or require removal but it is not suitable to be protected by a Tree Preservation Order therefore I have no objection.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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

- (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 would not be visible from the public realm as it is to be attached to the existing single storey rear flat roofed extension to the property, which is 2.8 metres in depth and would include the refurbishment of this addition. The scheme would have an additional depth of 3 metres, continuing the western elevation of the property and would be set in approximately 1.7 metres from the eastern elevation of the property. It would have a flat roof over the existing and new addition to a height of 3.3 metres with two roof lanterns to a maximum height of 3.6 metres.
- 7.4 The development, together with the existing addition would result in a modest increase to the original footprint of the property, which can be comfortably accommodated within the extent of the site. It is also noted that the 5.8 metre depth of the resulting addition would fall within the criteria for prior approval for a proposed larger home extension, which could normally be carried out under permitted development rights where objections are not received from neighbouring properties.
- 7.5 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

- 7.6 There are no side windows in the western elevation of the proposal which has a modest additional depth of 3 metres, with the rear elevation being situated approximately 1.1 metres back from the rear elevation of the neighbouring property to the west (No. 2a). It would maintain the 1 metre distance to the western boundary with the eastern elevation of No. 2a a further 1.7 metres away.
- 7.7 Although there is a window in the eastern elevation of the extension it is high level and 4.7 metres from the eastern boundary of the site. Additionally, it would be partially screened from the neighbouring property at No.4 by the existing garage at No. 2.
- 7.8 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of ground floor windows of both neighbouring properties. It is therefore considered a reasonable outlook would be retained from the closest windows of these properties.
- 7.9 There are full length windows and doors in the northern elevation of the scheme, however the properties to the rear are considered to be a sufficient distance away for any impact to be negligible. The scheme would not be visible from the properties opposite the application site.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and it 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). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

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

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00172 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 1850 P 01	Location and block plan
Drg no. 1850 P 02	Existing ground and first floor plans
Drg no. 1850 P 03	Existing elevations plan
Drg no. 1850 P 04	Proposed ground and first floor plans
Drg no. 1850 P 05	Existing and proposed roof plans
Drg no. 1850 P 06	Proposed elevations plan
Drg no. 1850 P 07	Proposed perspective view plan
Flood map	

Reason: - To ensure provision of a satisfactory development.

Appendices:

- A** Location plan
- B** Block plan
- C** Existing elevations plan
- D** Existing floor plans
- E** Proposed elevations plan
- F** Proposed floor plans