

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection. The Holm Oak shown has recently been granted permission to be removed.

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Clare Satchwell - Hayling West

No Comment.

Councillor I Scott Hayling West

No Comment.

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: 5

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
- (iv) Trees

(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.
- 7.3 This application is a revision to the previously approved application reference APP/21/00264 which was for a single storey rear extension which spanned across the whole property. This proposal is for a single storey rear extension which would span partly across the property with a greater depth of approximately 1.9 metres.

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

- 7.4 The proposed development would involve a single storey rear extension. It would have a width of approximately 3 metres, a depth of approximately 4.3 metres with a flat roof having a maximum height of approximately 3.3 metres. There is also a slightly altered roof pitch to the approved rear extension.
- 7.5 The proposed extension would have brickwork to match the existing property with a flat membrane roof. This is considered to be in keeping with the context of the main dwellinghouse.
- 7.6 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be in keeping with the character of the area.
- 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 The proposed extension would have bi-folding doors on the west side. Any views would be screened from No.31 to the west by the existing 1.8 metre high fencing, therefore it is not considered to cause harmful overlooking. Furthermore, the proposed extension would be offset from the shared boundary with No.31 Victoria Avenue by approximately 11 metres thus it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.9 On the east side there would be one side window in the proposed extension. It would be offset from the shared boundary with No.35 Victoria Avenue in line with the existing dwelling and screened by the existing 1.8 metre high fencing with hedging. The proposed extension is not considered to appear overbearing or result in the loss of light to No.35 Victoria Avenue.
- 7.10 To the south there would be doors within the proposed extension and bi-folding doors to the existing rear wall facing the rear garden. Due to the modest scale and location of the extension with the existing boundary screening it is not considered to cause harmful overlooking to any of the surrounding neighbouring properties.

7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

7.12 There is a TPO tree within the neighbouring property at No.35 Victoria Avenue close to the shared boundary. This has been approved to be removed therefore no objection has been raised by the Council's Arboriculturalist.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and the neighbouring properties and 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/22/00169

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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - P207

Block Plan - P206

Existing and Proposed Ground Floor Plans - P100A

Existing and Proposed Site Plans - P102

Existing and Proposed North and South Elevations - P103

Existing and Proposed West and East Elevations - P104

Proposed 3D Views - P105

Reason: - To ensure provision of a satisfactory development.

3 The external materials used 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.

Appendices:

Appendix A – Location Plan

Appendix B – Block Plan

Appendix C – Existing and Proposed Site Plan

Appendix D – Existing and Proposed Ground Floor Plans

Appendix E – Existing and Proposed North and South Elevations

Appendix F – Existing and Proposed East and West Elevations

Appendix G – Proposed 3D Views