
Site Address: 22 Castle Avenue, Havant, PO9 2RY
Proposal: Proposed single storey rear extension with part two storey rear and side extension with front and rear dormers to allow for loft conversion and detached garage to the front with dormers at first floor
Application Type: Full Planning Permission
Application No: APP/23/00599
Applicant: Mrs O'Halloran
Agent: Mr Watford
Ward: St Faiths
Expiry Date: 08/09/2023
Case Officer: Joseph Toole
WAT Design

Recommendation: **GRANT PERMISSION**

1 Site Description

22 Castle Avenue, Havant, is a two storey detached property located on east side of Castle Avenue. The property comprises of brickwork and concrete roof tiles. Vehicular access is from Castle Avenue with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design.

2 Planning History

APP/22/00048 - Non-material amendment to Planning Permission APP/18/01033 relating to - Provision of garden gate and section of paving to provide rear access to plot 55; amendment to ground floor window of plots 7,8 & 30; addition of brick soldier course over ground floor front window of plots 19 & 66., PERM,25/02/2022

3 Proposal

The proposal would be for a single storey rear extension to be used as a toy room, W/C, dining room and seating area with a part two storey side extension to be used as a part bedroom, storage and en-suite. There would also be three pitched roof dormers to the front and rear of the property to allow for a loft conversion for a bedroom, bathroom and office. Furthermore, there would be a detached garage to the front of the property with two pitched roof dormers to the front to be used for parking and storage.

4 Policy Considerations

National Planning Policy Framework
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)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gillian Harris

No Comment.

Councillor Imogen Payter

No Comment.

Councillor Phil Munday - St Faiths

No Comment.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Ecologist (1)

The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. Whilst I would not expect this site to be of significant ecological value, there is potential for legally protected species to occur and to be impacted by the proposed works. The proposals would require the modification and disturbance of roof materials, including any roof voids. These areas can be used by roosting bats and nesting birds, and there are records of bat species from the immediate area. This is not to say that the site is likely to be of significant value to bats, but rather that bat species are ubiquitous within urban/suburban areas such as this and there is a high likelihood that bats will roost within dwellings.

On that basis, I would recommend that the applicant provides a Preliminary Ecological Appraisal (PEA) considering identified impacts to protected species, to be provided by a qualified ecologist. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists. A preliminary ecological appraisal will determine whether there is any evidence of protected species, and whether the proposed works are likely to result in impacts to those species. Unless the qualified ecologist can conclude that there is no reasonable likelihood of protected species being present (due to negligible potential) or that if present they are not to be impacted by the works, it is likely that further ecological survey work (Phase 2 survey) will be required prior to determination of the application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation and enhancement measures.

NPPF, Circular 06/2005 and Natural England Standing Advice, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

Ecologist (2)

The application is now accompanied by an Ecological Impact Assessment (Darwin Ecology, October 2023). The site is described as a typical suburban residential site, containing managed lawns, planted vegetation and areas of hard surfacing. The dwelling has been subject to internal and external investigation and it is concluded that the dwelling offers negligible potential for supporting roosting bats. I am happy that no further ecological survey works are necessary.

The ecology report includes some useful recommendations for ecological avoidance and mitigation, as well as some recommendations for ecological enhancements. The installation of bat and bird boxes is welcome, and I would suggest that one each of these within the redeveloped site is proportionate. If you are minded to grant permission, I would recommend that these measures are secured by condition.

Development shall proceed in accordance with the ecological impact avoidance and mitigation measures as detailed in section 6 of the Ecological Impact Assessment (Darwin Ecology, October 2023) unless otherwise agreed in writing by the Local Planning Authority. In addition, the redeveloped site shall include one integral or wall-mounted bat roosting unit and one integral or external bird nesting feature, to be installed in an appropriate location as per manufacturer's instructions. Reason: to provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Natural England Government Team

No Comment.

Community Infrastructure Levy Team

CIL Liable as the proposed extension is more than 100 sqm:

<http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

The applicant has indicated she wishes to claim self build extension relief. However, an application for such has not been received.

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: 11

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) Parking matters
- (v) CIL
- (vi) Drainage matters
- (vii) Impact on ecology

(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 proposed works would involve changing the whole property to white render with slate roof tiles. This is considered to have a modern contemporary design which is deemed acceptable within the context of the area. It is worth noting other properties within the street scene have white render finishes.
- 7.4 Part of the proposed works would be visible from the street scene. The proposed works to the property are considered to be appropriate size as to appear subservient to the main dwellinghouse and the retaining amenity space. The proposed pitched roof dormers are considered to be acceptable to the character of the area with other properties having similar dormers. With regards to the proposed detached garage to the front of the property, albeit being large it would be set back from the highway with a large front garden and be partly screened by the boundary treatment to the front thus having less of an imposing impact upon the street scene. It is also worth noting other properties within the immediate area have front garages. As such it is not considered to have an adverse impact on the character of the area. Within the detached garage there would be a first floor to be used as a storage and or office space. Due to concerns with this being used as separate accommodation if permission is forthcoming a condition for the garage to remain incidental to the main dwellinghouse would be added.
- 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 The proposed works to the front of the property are not considered to have an adverse impact on the properties opposite. Due to the position of the proposed garage it is not considered to have an adverse impact on any of the surrounding properties.
- 7.7 On the north side facing No.24 Castle Avenue proposed two storey side/rear extension would go along the shared boundary. Due to the separation distance of approximately 12 metres from the walls it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.8 On the south side facing No.18 Castle Avenue due to the separation distance from the shared boundary the proposed works are not considered to have an adverse impact on the neighbouring property.
- 7.9 The proposed works to the rear would face out onto the rears of No.s 14 and 16 Turret Avenue. Due to the existing screening and separation distance of over 37 metres from the rear walls it is not considered to cause harmful overlooking. It is worth noting these distances are considered acceptable within the Havant Borough Design Guide SPD.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking matters

- 7.11 The proposed works would increase the number of bedrooms from 3 to 5 therefore 3 car parking spaces are required to be provided on site according to Policy DM13 of the Havant Borough Core Strategy (2011) and the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this in the form of the garage and driveway.

(v) CIL

- 7.12 The proposed development is over 100sqm therefore CIL liable. The applicant has assumed liability although self build exemption may be claimed.

(vi) Drainage matters

- 7.13 Southern Water commented on the application raising no objection. If permission is forthcoming an informative would be added.

(vii) Impact on ecology

- 7.14 The Council's Ecologist commented on the application raising no objection subject to a condition for the development to be in accordance with the Ecological Impact Assessment. A condition to this effect would be added to the decision if permission is forthcoming.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00599 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site and Location Plan - Existing Floor Plans and Elevations - WATD-001P
Proposed Site Plan and Garage Plans and Elevations - WATD-002D
Proposed Floor Plans and Elevations - WATD-003A
Ecological Impact Assessment

Reason: To ensure provision of a satisfactory development.

- 3 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.

- 4 The proposed garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse and shall not be used as a separate dwellinghouse, nor for any business or commercial activities which are not wholly incidental to the enjoyment of the dwellinghouse.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Development shall proceed in accordance with the ecological impact avoidance and mitigation measures as detailed in section 6 of the Ecological Impact Assessment (Darwin Ecology, October 2023) unless otherwise agreed in writing by the Local Planning Authority. In addition, the redeveloped site shall include one integral or wall-mounted bat roosting unit and one integral or external bird nesting feature, to be installed in an appropriate location as per manufacturer's instructions.

Reason: To provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.