
Site Address:	15 Oakwood Avenue, Havant, PO9 3RA		
Proposal:	Single storey rear extension, with raised terrace area.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00185	Expiry Date:	17/07/2024
Applicant:	Mr C Byles		
Agent:		Case Officer:	Josephine Lacey
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

15 Oakwood Avenue, Havant, is a detached bungalow located on the south side of Oakwood Avenue. The roof is hipped, and there is an adjacent flat roof side garage. The elevations are red facebrick. The frontage comprises bushes and a path and a low level grey stone wall to the front boundary. There is an area of hardstanding for a driveway in front of the garage. There is a rear garden with side boundary fences and a high level hedge to the rear boundary.

2 Planning History

None recent or relevant.

3 Proposal

Single storey rear extension, with raised terrace area.

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)

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

Councillor Liz Fairhurst - Bedhampton
No comment received.

Councillor Michael Lind

No comment received.

Councillor Phillipa Gray

No comment received.

**Developer Services, Southern Water
Foul and Surface Water Drainage**

Southern Water requires a formal application for any new connection to the public foul 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)

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 proposed development would involve a single storey rear extension and raised decking area. The proposed rear extension would serve as a living room. It would have a width of approximately 7 metres, a depth of approximately 4 metres and a flat roof with a height of approximately 2.5 metres above the proposed deck but approximately 3.6m above ground level. The proposed raised terrace area would be located to the back of the proposed rear extension, having a width of approximately 8.1 metres, a depth of approximately 2.6 metres and a height of approximately 1.1 metres.

7.4 The proposed extension would be completed in facebrick to match existing with a flat roof system. This is considered to be in keeping with the context of the main dwellinghouse. There would be two high level windows in the east side elevation of the extension, and there would be obscure privacy screens at a height of 2m from the terrace on both side elevations. There would also be a 1m glass balustrade with a rail on the rear elevation of the terrace, and bifolding doors to the rear elevation of the proposed extension. Adjoining the terrace would be a ramp that would run adjacent to the extension to provide wheelchair access to the terrace. There would be a rooflight within the rear elevation of the roof of the main dwelling, but this would fall under permitted development rights provided that it does not protrude more than 150mm beyond the roof plane. There are also two additional high level side windows proposed within the existing main dwelling on the east side.

7.5 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.

- 7.6 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

- 7.7 To the west side is No.17 Oakwood Avenue. The proposed rear extension would not extend past the rear elevation of the rear extension at this neighbouring property. Due to levels, this property is higher than the dwelling on the application site, meaning that the proposal would be unlikely to have a detrimental impact on this property in terms of any loss of light, and it would not be overbearing. There is an obscure glazed window within the side elevation facing the proposal, but it is not the only window within the extension to this property. With regards to the raised platform, due to this neighbouring property and its rear garden being at a greater height than the application site, the height of the terrace is considered acceptable, and there would not be a significant resulting loss of privacy. There would also be an obscure glazed privacy screen on the west elevation which would prevent loss of privacy. In summary, the proposal would have a limited and acceptable impact on light, outlook, and privacy on this neighbouring property, and it would not be overbearing.
- 7.8 To the east of the application site is No.13 Oakwood Avenue. This dwelling is at a lower level than the application site. As the rear extension is not significantly deep, it is not considered to be to a scale that would be overbearing, and any resulting loss of light would be limited and acceptable. In terms of privacy, there would be privacy screens on the end of the terrace at the elevation facing this property, and the windows would be high level, meaning that there would not be a loss of privacy as a result of the proposal. In summary, the proposal is considered to have a limited and acceptable impact on this neighbouring property in terms of light, outlook and privacy, and it is not considered to be overbearing.
- 7.9 To the rear there would be bi-folding doors facing out onto the rear garden. These views would be screened by the high level hedge to the rear, and there is a distance of approximately 25m between the rear elevation of the terrace and the rear elevations of the properties to the rear. Therefore, it is not considered to cause harmful overlooking on any private amenity space.
- 7.10 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.

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/24/00185 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:

11 Mar 2024	00-00A1	SITE LOCATION PLANS
11 Mar 2024	00-01A1	PROPOSED FLOOR PLANS WITH MEASURE
11 Mar 2024	00-08A1	PROPOSED REAR ELEVATION WITH DECK
11 Mar 2024	00-09A1	PROPOSED REAR ELEVATION WITHOUT DECK
11 Jul 2024	00-06A1	AMENDED PROPOSED SIDE ELEVATION WITH DECK
24 Jul 2024	00-01A1	AMENDED PROPOSED FLOOR PLANS
24 Jul 2024	00-06A2	PROPOSED WEST ELEVATION

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.

- 4 Prior to the first use of the terrace hereby permitted, the east and west facing elevations of the terrace shall be fitted with, to a height of no less than 1.7m above finished floor level, a textured glass privacy screen which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The 'high level' windows proposed within the east facing elevations of the rear extension shall have a minimum cill height of 1.7m.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.