

Site Address: 32 Littlepark Avenue, Havant, PO9 3QY
Proposal: Demolition of existing garage and conservatory structure and proposed single storey side extension, single storey rear extension general elevational changes.
Application Type: Full Planning Permission
Application No: APP/23/00616 Expiry Date: 12/09/2023
Applicant: Mr & Mrs Tunbridge
Agent: Mr Bessant Case Officer: Selina Donophy
JB Architecture Design Ltd
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two store , semi detached dwellinghouse located on the west side of Littlepark Avenue. This property has a hipped roof with a catslide roof slope to the front and sides - the elevations are formed from brickwork and hanging tile. To the front of the property is a lawn and hardstanding area.

2 Planning History

None relevant

3 Proposal

Demolition of existing garage and conservatory structure and proposed single storey side extension, single storey rear extension general elevational changes.

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 D Guest
No comment received

Councillor Liz Fairhurst - Bedhampton

No comment received

Councillor Phillipa Gray

No comment received

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

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
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No comments received	
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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

(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 This proposal has been amended following its initial submission - initially a two storey extension was proposed however this was considered to disrupt the pattern of development within the streetscene which has been largely left unaltered to date with set spacing between properties and the catslide roof slope style retained. No 16 has been extended however pre-dates current planning guidance and no 14 was refused planning permission for a similar proposal for the same reasons. The applicant has since revised the proposal and this would now comprise a single storey side and rear extension. The description has been changed and the proposal has been re-advertised to reflect these changes.

7.4 The current proposal includes a single storey side extension which would create an internal garage space - this would have dimensions of approximately 3.4 metres height, 11 metres depth and 3 metres width. This would project beyond the rear elevation wall and would wrap around the rear corner of the property and would form a rear extension also including a kitchen/dining and living area and utility room. There would be no windows to the side elevation and materials would include brickwork to match existing.

7.5 The proposed side and rear extensions would be partially visible from the public realm, however these are not considered to be harmful additions to the host dwelling. There is already some precedent set for single storey side extensions within the streetscene and it is deemed to appear generally subservient in scale and design.

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 north of the application site is no 30 Littlepark Avenue which is the adjoining property. The proposed rear extension would be located adjacent to the shared boundary and would project just beyond the rear elevation of no 30 however it would

not result in overshadowing to the rear elevation windows at no 30 and would not project to a degree in which it would be overbearing to the amenity areas at no 30.

7.8 To the south of the application site are nos 34-36 Littlepark Avenue which are sited at an angle with no 32 and are split into flats . There is a stairwell leading up the rear door serving the first floor flat with the windows set away from the boundary. On the side elevation is a door and two more windows which face at an angle towards the highway. The proposal would come adjacent with the side boundary of the site although there would be some separation between the side wall of the proposed extension and the side wall of nos 34-36 which includes a driveway area and this would come to approximately 4 metres . It is noted that a side extension could be constructed up to a height of 3 metres in this siting under permitted development which would not require planning permission and this proposal only slightly exceeds this height, therefore resulting in a similar impact .Given the set off of the windows at nos 34-46 and for the reasons sited above it is considered that this proposal would not result in unacceptable harm to the amenity of these properties. It is also noted that the proposed extension is sited to the north of No.s 34-36 and this reduces any impacts on light.

7.9 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

7.10 The proposal includes an internal parking space and would retain a parking space towards the front of the property. No additional bedrooms are proposed as part of this application and the Parking SPD requires 2 spaces for a 3 bed dwelling therefore the parking allocation proposed is considered to be acceptable.

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/23/00616

(A) 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:

08 Sep 2023	PL.722.23.05 C	PROPOSED ELEVATIONS
08 Sep 2023	PL.722.23.01 A	SITE & LOCATION PLANS
08 Sep 2023	PL.722.23.04 C	PROPOSED FLOOR PLANS

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.