
Site Address: 26 Castle Avenue, Havant, PO9 2RY
Proposal: Resubmission of APP/23/0068 with amendments including a hip to gable end roof, change of material from render to brickwork, and an enlarged kitchen window.
Application Type: Full Planning Permission
Application No: APP/23/00335 Expiry Date: 22/06/2023
Applicant: Mr & Mrs Wrixton
Agent: Ms S Roberts Case Officer: Joseph Toole
 Critchley Architecture and
 Design
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

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

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

2 Planning History

97/56358/003 - Replacement attached garage to south side of dwelling, PERM,17/04/1997

95/56358/001 - Single storey rear extension, PERM,

07/56358/004 - UPVC conservatory to rear. , PERM,21/09/2007

APP/23/00068 - Remove conservatory and erect single storey rear extension. Alterations to existing garage to form a secure gated driveway area. Proposed garage to rear. Roof extension to form a veranda to the front of the property. Proposed boundary wall and gates to the frontage with a resin driveway. Cladding and render over existing brickwork., PERM,10/03/2023

3 Proposal

The proposal would be a resubmission of APP/23/0068 with amendments including a hip to gable end roof, change of material from render to brickwork, and an enlarged kitchen window.

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)
DM13 (Car and Cycle Parking on Residential Development)

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

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

5 Statutory and Non Statutory Consultations

County Highways

In regard to application APP/23/00335, as the application is for 5 dwellings or less, there is no required change of vehicle access onto the highway, and the development does not access directly onto a classified road, HCC's Highway Standing Advice should be referred to in the first instance. This can be viewed via the following link under the heading Consultation with the Highway Authority - <https://www.hants.gov.uk/transport/developers/consultation>

Having undertaken an initial review however, it is noted that proposals include a frontage wall to replace an existing hedge-line, and the introduction of vehicle gates. In this specific location, where speeds and general traffic flow would be anticipated to be relatively low, there would be no objection to these.

Councillor

No Comment.

Councillor

No Comment.

Councillor

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The extension to the east of this property and in particular the first floor/velux windows will mean that the inhabitants will have a direct view into our property. Given the incursion of our	The property would remain single storey therefore all high windows would be non overlooking looking.

privacy by the new development, this further intrusion is not acceptable	
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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) Access and 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 The proposed alterations are considered to acceptable in terms of its impact on the character of the area.

7.4 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

7.5 The proposed alterations are considered to be acceptable in terms of its impact on neighbouring properties.

7.6 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).

(iv) Access and Parking

7.7 The proposal would not alter the access and parking arrangements previously approved under APP/23/00068, thus deemed 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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00335

- 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 and Block Plan 22104 - 101B

Proposed Site Plan 22104 - 103

Proposed South Elevations 22104 - 502D

Proposed Floor Plans 22104 - 401D

Proposed North, East and West Elevations 22104 - 501D

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.