
Site Address: 8 Third Avenue, Havant, PO9 2QS
Proposal: Double storey rear extension; replace front conservatory with a single storey extension.
Application Type: Full Planning Permission
Application No: APP/23/00126 Expiry Date: 21/04/2023
Applicant: Mr Walton
Agent: Mr Walker Case Officer: Denise Sheath
Parkers Design
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

Third Avenue is a residential road in Havant. The road is characterised by two storey detached properties with spacious front and rear gardens. No. 8 Third Avenue is a two storey, detached property constructed of red brick with a pitched roof. The property is composed of two sections (hereafter referred to as the front and rear section) and is of a traditional design. The property is set within a large plot and has a detached garage to the rear. The land within the plot is level with a drive on either side of the property and mature planting and a lawn to the rear.

2 Planning History

02/67349/000 - Demolition of existing garage and erection of replacement garage.
PERM 09/09/2002
APP/10/00755 - Two storey rear extension. PERM,08/12/2010

3 Proposal

Double storey rear extension; replace front conservatory with a single storey extension.

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

Not required

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

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 two storey side extension does not protrude beyond the side elevation of the front section or the rear elevation of the rear section and could therefore be described as an infill extension. The extension is quite large (5.525m depth with a 5.523m width). However, the proposal is considered to be in proportion to the original property. The extension has been designed to complement the existing property and has a hipped roof to match that of the original property. The materials to be used in the construction will match the existing facebrick and roof tiles of the main dwellinghouse.

7.4 The proposed front extension will replace the existing front conservatory located to the south east elevation of the property. The proposed extension will maintain the same footprint as the conservatory which is to be demolished (1.915m depth and a 3.595m width). The proposal would be in keeping with the design and materials of the main dwellinghouse.

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 extension will be visible from no's 10 Third Avenue and no. 63 Fourth Avenue, however there is an evergreen hedge of approximately 4 metres in height along the western boundary which will screen the lower half of the extension. The extension will be located 13 metres to the east of no. 10 and 20 metres to the south east of no. 63, therefore it will not have a significant impact on the outlook or the amount of available sunlight. There are no windows at first floor level in the west elevation, therefore there will not be a loss of privacy to no. 10. (There is a window at first floor level in the west elevation of the existing property, therefore there is already a degree of overlooking. It is therefore not considered to be necessary to remove the permitted development rights for the addition of windows to the west elevation at a future date). There is a Juliet balcony proposed at first floor level within the rear elevation of the extension, however this will not cause a loss of privacy to no. 63 or 17 due to the distance separating the properties from the site address (over 20 metres). It is therefore considered that the impact upon these neighbouring properties from the two storey element of the proposal would be minimal and acceptable.
- 7.7 The proposed single storey front extension would be partially visible to the neighbouring property to the east (No.6 Third Avenue), the proposed extension would not have a harmful impact upon this neighbouring property with regard to overlooking, loss of privacy overbearingness or over shadowing. It is therefore any impact upon this neighbouring property would be minimal and acceptable
- 7.8 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.

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/23/00126 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:

Application Form - Received 16 February 2023
Location and Block Plan - Drawing No. P0 V2 - Received 28 February 2023
Existing Ground Floor Plan - Drawing No. P1 - Received 21 February 2023
Proposed Ground Floor Plan - Drawing No. P2 - Received 21 February 2023
Existing and Proposed First Floor Plan - Drawing No P3 - Received 21 February 2023
Existing and Proposed Front and Rear Elevations - Drawing No. P4 - Received 21 February 2023
Existing and Proposed Right Hand Side Elevations - Drawing No. P5 - Received 21 February 2023
Existing and Proposed Left Hand Side Elevations - Drawing No. P6 - Received 21 February 2023
Existing and Proposed 3D Image 1 - Drawing No. P7 - Received 21 February 2023
Existing and Proposed 3D Image 2 - Drawing No. P8 - Received 21 February 2023
Existing and Proposed 3D Image 3 - Drawing No. P9 - Received 21 February 2023
Existing and Proposed 3D Image 4 - Drawing No. P10 - Received 21 February 2023

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.