
Site Address:	4 Chestnut Avenue, Havant, PO9 3QR		
Proposal:	Two storey rear extension and roof alterations.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00923	Expiry Date:	26/12/2022
Applicant:	Mr C Paulton		
Agent:	Mr D P Manns	Case Officer:	Joseph Toole
	D M Designs		
Ward:	Bedhampton		

Recommendation: **REFUSE PERMISSION**

1 Site Description

4 Chestnut Avenue, Havant, is a detached bungalow located to the north side of Chestnut Avenue. The bungalow comprises of brickwork and concrete roof tiles. Vehicular access is from Chestnut Avenue with parking to the front and side.

The bungalow is located within a residential area with surrounding properties of similar style and design.

2 Planning History

No relevant planning history.

3 Proposal

The proposed works would involve a two storey rear extension with a kitchen, dining room and utility room on the ground floor and two bedrooms on the first floor.

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

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor D Guest

No Comment.

Councillor Liz Fairhurst - Bedhampton

No Comment.

Councillor Mark Inkster

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: 15

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
Bungalow on hillside would cause significant loss of privacy	Please see Section 7.
Contrary to Government Policy to provide affordable homes	This does not relate to this application as this for an extension
potential to remove first floor windows and place rooflights in would reduce overlooking concerns	Please see Section 7.
If the two windows remain but their height is reduced to 0.3m AT THE TOP of the room, thus providing light but reducing the view to straight out rather than down, this would also reduce the impact of the development to my property.	

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 The proposed works would have brickwork and concrete roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse and character of the area.
- 7.4 The proposed works would be located to the rear of the property not readily visible from the street scene. Due to the size of the proposal not extending above the existing ridge height and retained amenity space it is considered to be in keeping with the host dwelling. Therefore, the proposed development is considered not to detract from the character of the area.
- 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 Policy CS16 of the Havant Borough Core Strategy states all development should demonstrate that the development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
- 7.7 On the east side facing No.2 Chestnut Avenue there would be two rooflights at first floor level. Due to their position they are not considered to cause harmful overlooking into No.2. The proposed two storey rear extension would also be set away from the shared boundary by approximately 4 metres thus not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.8 On the west side facing No.6 Chestnut Avenue there would be a new door on the ground floor. This would be screened by the existing boundary treatment thus not considered to cause harmful overlooking. At first floor level there would be a new rooflight. Due to its position within the roof facing out onto the side wall of No.6 it is not considered to cause harmful overlooking. Furthermore, the proposed two storey rear extension would not extend beyond the rear wall of No.6 thus not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.9 To the rear within the proposed rear extension on the ground floor there would be windows and doors facing out onto the rear garden. As the floor level would be dropped internally it is not considered to cause harmful overlooking from the ground floor level. At first floor level there would be two windows serving bedrooms facing out onto the back of No.105, No.103 and No.101 Hulbert Road. The proposed windows would have a separation distance from the rear walls of the neighbouring properties of over 20 metres, which does meet the minimum requirement in Havant Borough Design Guide SPD. That said, each application has to be assessed on its own merits having regard to the individual circumstances of the proposal and any constraints. Due to the local topography the land drops from the bungalow towards the rear garden, resulting in it being at a higher level when viewed from the properties along Hulbert Road. As a result the proposed first floor windows would look directly into the private amenity space of No.101 and 103 Hulbert Road to the detriment of their amenity.

- 7.10 Consequently, it is considered that the proposal would lead to significant overlooking and loss of privacy and would have an unacceptable adverse impact on the properties to the rear (No.s 101 and 103 Hulbert Road), contrary to Policy CS16 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework

(iv) Parking

- 7.11 The proposal would continue to provide 3 bedrooms therefore 2 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. There is sufficient space on site to accommodate this.

8 Conclusion

- 8.1 The proposal would have an unacceptable significant adverse impact on the neighbouring properties to the rear in terms of overlooking and loss of privacy, contrary to Policy CS16 of the HBLPCS and the National Planning Policy Framework and is therefore considered to be inappropriate and recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/22/00923

- 1 The proposal would result in a significant adverse impact on properties to the rear (ie Nos. 101 and 103 Hulbert Road), by reason of overlooking and loss of privacy contrary to Policy CS16 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.