
Site Address: 26 Castle Avenue, Havant, PO9 2RY
Proposal: 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.
Application Type: Full Planning Permission
Application No: APP/23/00068 Expiry Date: 24/03/2023
Applicant: Mr & Mrs Wrixton
Agent: Critchley Architecture and Design Case Officer: Joseph Toole
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/22/00048 - Non-material amendment to Planning Permission APP/18/01033 relating to - Provision of garden gate and section of paving to provide rear access to plot 55; amendment to ground floor window of plots 7,8 & 30; addition of brick soldier course over ground floor front window of plots 19 & 66., PERM,25/02/2022

3 Proposal

The proposal would involve the removal of the conservatory and erection of a single storey rear extension. There would be alterations to existing garage to form a secure gated driveway area with a proposed garage to rear. A Roof extension to form a veranda would be to the front of the property. Furthermore, there would be a proposed boundary wall and gates to the frontage with a resin driveway. Cladding and render would be used on the property.

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)

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

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No Comment.

Councillor Phil Munday - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

Hampshire Highways (1)

I refer to the consultation on the above planning application and would make the following comments.

The proposed changes will not compromise existing available car parking within the site.

The proposal includes the provision of a boundary wall to the rear of the footway as a replacement to the existing hedge. The height of the proposed wall is not shown, however the height of that wall would offer visibility benefits to and from pedestrians including children by the height restricted to 0.60 metres.

The proposed gates are not set back sufficiently to enable a car to wait off of the highway should the gates be closed, however there are a number of nearby properties which have similar gate arrangements which do not appear to have been detrimental to the operation/safety of Castle Avenue having regard to the nature of the road.

Having regard to the above comments and subject to the new boundary wall to the Castle Avenue frontage being restricted to 0.60 metres in height the Highway Authority would recommend - No objection subject to a condition relating to the height of the boundary wall.

Officer Comment

Details of the front wall was sent to Hampshire Highways.

Hampshire Highways (2)

The solid wall appears to be 600mm in height, with railing fence above to a height approximately 1.6m with the height of the piers 1.8m.

The railings will offer some view to/from pedestrians certainly offering an improved visibility from the plot frontage established hedges.

It is noticeable also that there are several situations on nearby frontage boundaries are low wall with hedging above and one location where a house has a railing fence with hedge immediately behind.

On Balance therefore it is accepted that the proposed wall/railing arrangement is acceptable and offers a degree of improvement to the existing boundary treatment. It would be appropriate that any planting above 600mm in height should be set back 0.5 metres from the rear of the wall.

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: 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
- (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 extensions would have pearl grey cladding and white render with concrete roof tiles. In terms of the veranda, it would have oak posts with brick bases. With regards to the boundary walls and front gates they would have brickwork and iron railings respectively. These are considered to be of an appropriate design in relation to the existing bungalow and character of the area.

7.4 Part of the proposed works would be visible from the street scene. The proposed brickwall and fencing would match the neighbouring property at No.24 Castle Avenue thus not considered to appear out of keeping with the character of the area. The proposed works to the bungalow are considered to be subservient and are not deemed to have an adverse impact on 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 The proposed alterations to the front of the property are not considered to have a negative impact on the properties opposite.

7.7 On the south side facing No.24 Castle Avenue there would be a 2.3 metres (approx)

brickwall along the shared boundary. This is not considered to be adversely different impact than the existing. It is worth noting the neighbour's detached garage is closest to the shared boundary. The proposed rear extension would be screened by the proposed brickwall thus not considered to have an adverse impact. The proposed new garage would be along the shared boundary. As it would have a roof pitched away from No.24 and would be partly screened by the proposed brickwall and existing neighbouring garage it is not considered to have a negative impact on the neighbour's amenity. Although the existing side windows within the neighbour's garage would have their outlook reduced, they do not serve an habitable room and a 2 metre high fence could be erected under permitted development, thus it is not considered to have an harmful impact to warrant a refusal.

- 7.8 To the rear the proposed rear extension would be partly screened by the existing hedging and would have a similar impact that the existing conservatory has on No.23 St George's Avenue, thus not considered to have a harmful impact. The proposed garage would be well offset from the shared boundary with No.23 St George's Avenue and the additional ground floor window and veranda would be screened by the existing boundary treatment and planting, thus not considered to have a negative impact.
- 7.9 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.

(iv) Access and Parking

- 7.10 The proposal would involve a new boundary wall/fencing to the front of the property. Hampshire Highways commented on the application raising no objection. They went on to say it would be appropriate that any planting above 600mm in height should be set back 0.5 metres from the rear of the wall. This has been added as an informative.
- 7.11 The proposed works would involve alterations to the existing garage/driveway and would reduce the number of bedrooms from 3 to 2. There is sufficient car parking on site to meet the Havant Borough Parking Standards SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours and parking and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00068

- 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 - 101
Proposed Site Plan - 103
Proposed Floor Plan - 401B
Proposed Elevations - 501B
Proposed South and Garage Elevation - 502B
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.