
Site Address: 28 Broadmere Avenue, Havant, PO9 5HX
Proposal: Erection of two storey side extension, single storey front and rear extensions.
Application Type: Full Planning Permission
Application No: APP/22/01162 Expiry Date: 13/03/2023
Applicant: Mr S Hard
Agent: Mr D Treagus Case Officer: Joseph Toole
 Derek Treagus Associates
Ward: Battins

Recommendation: **GRANT PERMISSION**

1 Site Description

28 Broadmere Avenue, Havant, is a two storey end of terrace property located to the south side of Broadmere Avenue. The property comprises of brickwork and concrete roof tiles. Vehicular access is from Broadmere Avenue with parking to the front and side.

The property is located within a residential area with some surrounding properties of the same design and others differing. There is also a number of flats within the locality.

2 Planning History

No relevant planning history.

3 Proposal

The proposed development involves the erection of a single storey front extension to be used as a W/C and hall, a two storey side extension to be used as a utility room and kitchen on the ground floor and a dressing room, en-suite and bedroom on the first floor and a single storey rear extension to be used as a dining room.

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

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

5 Statutory and Non Statutory Consultations

Councillor Kristine Tindall - Battins

No Comment.

Councillor T Moutray

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: 82

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) 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 brickwork and roof tiles to match the existing property with a flat EPDM roof. These works are considered to be inkeeping with the context of the main dwellinghouse and character of the area.

7.4 The proposed works would be visible from the street scene in the form of the proposed front and side extensions. The proposed front extension would come closer to the public highway, however due to its modest size it is not considered to have an adversely negative impact on the character of the area. It is worth noting No.24 Broadmere Avenue has an existing porch to the front of their property. Although the proposed two storey side extension would be large, it would be set back from the existing front of the property and below the existing ridge line of the existing property. Therefore, it is considered to comply with the Havant Borough Design Guide SPD and deemed subservient to the host dwelling. Overall, the proposed works are considered to be inkeeping with 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 To the front there would be a door and windows within the proposed single storey front extension. Within the first floor of the proposed side extension there would be a window to the front. These views would face out onto the public highway and the flats opposite, thus not considered to cause harmful overlooking.
- 7.7 On the east side there would be a new door serving the utility room on the ground floor. This would be screened by the existing 1.8 metre high fencing, thus not considered to cause harmful overlooking. It is worth noting there would be no other windows or doors on this side. The proposed works would extend closer to the boundary with the access road serving the flats at Southampton House. The flats at Southampton House are deemed to be a sufficient distance away that the proposed works would not have a harmful impact in terms of appearing overbearing or resulting in the harmful loss of light.
- 7.8 On the west side facing No.26 Broadmere Avenue the proposed front extension would be offset from the shared boundary and as a result not considered to have an adversely harmful impact. The proposed rear extension would be slightly offset from the boundary and would not extend out beyond the neighbour's conservatory at No.26 thus not considered to appear overbearing to the neighbouring property. The proposed rear extension would reduce some of the light into the neighbour's conservatory on this side however due to its orientation and fact that it is not the only light source into the conservatory, it is not considered to result in the harmful loss of light to the neighbouring occupiers.
- 7.9 To the rear there would be doors and windows on the ground floor within the proposed side/rear extension and a first floor window within the proposed side extension facing out onto the rear garden. Due to the existing screening and facing out onto a car parking and part of Front Lawn Primary Academy fields it is not considered to cause harmful overlooking.
- 7.10 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) Parking

- 7.11 The proposed works would increase the number of bedrooms from 2 to 3 therefore 2 car parking spaces are required according to the Havant Borough Parking Standards SPD. A Parking Plan has been provided showing 2 car parking spaces can be provided on site, thus comply with 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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01162

- 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 Plan and Site Plan - 22/273/01
Proposed Ground Floor Plan - 22/273/02
Proposed First Floor Plan - 22/273/03
Proposed Elevations - 22/273/04
Existing and Proposed Roof Plans -
Parking Plan

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.