
Site Address:	26 Lester Avenue, Havant, PO9 3HE		
Proposal:	Removal of existing carport; proposed in-fill single storey side and rear extension.		
Application No:	APP/20/01045	Expiry Date:	26/04/2021
Applicant:	Mrs A Mitchell		
Agent:	Mr G Gregory	Case Officer:	Graham Speller
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies on the eastern side of Lester Avenue and comprises a two storey semi detached house. It has a two storey side extension that is supported by brick piers with an open carport below. There is a garage sited to the rear which is to be demolished as part of the proposals.

The adjoining property at no. 24 is currently being extended in the roof space incorporating dormer windows.

Lester Avenue contains a mixture of residential properties of varying design, many of which have been extended.

Note - the site was visited on 2/4/2021 but no access was gained to the rear; at that time the viewing was from the front only. Due to Coronavirus subsequent site visits were not possible but aerial photos and photos on application APP/19/01018 have been used to inform this decision.

2 Planning History

99/63782/001 - Two storey side extension (north elevation) (revised application), PERM,01/03/1999

98/63782/000 - Two storey side extension (north elevation), REF,14/12/1998

3 Proposal

Removal of existing carport; proposed in-fill single storey side and rear 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)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor Gary Robinson

No comments received

Councillor Kenneth Smith

No comments received

Councillor Mark Inkster

No comments received

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
- (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 proposals involve effectively infilling the car port below the existing first floor extension incorporating a utility room/toilet and store room to the front which would have opening doors. It is also proposed to extend to the rear with a flat roof extension.
- 7.4 The proposals would still be set off the boundary, as existing, and the development would have matching materials.
- 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 attached property at No.24 to the south has been extended to the rear with a conservatory (APP/15/01018) to the same depth as the rear extension proposed in this case and, as noted above, works are being carried out to the roof with dormer windows (APP/19/01078). To the north, the extension would be sited off the boundary with No.28 and would involve the removal of an existing garage of greater depth than the extension proposed.
- 7.7 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

- 7.8 Whilst the proposals would result in the loss of the car port, adequate parking would still be available at the front of the house to meet the parking requirements set out in the Parking SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the visual amenities of the street scene 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/20/01045

- 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

PROPOSED BLOCK PLAN

LES 01 EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

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.