
Site Address:	12 Tavistock Gardens, Havant, PO9 2TL		
Proposal:	Proposed front extension.		
Application No:	APP/21/00046	Expiry Date:	10/03/2021
Applicant:	Mr C Moore		
Agent:	Mr Walker	Case Officer:	Denise Sheath
	Parkers Design		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

12 Tavistock Gardens, Havant, is a two storey semi-detached property with a hung tiled roof, the property has a concrete hardstanding and laid to lawn garden to the front elevation.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

None relevant.

3 Proposal

Proposed front 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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor J Branson - St Faiths

Councillor Mrs Branson has written in support of the application

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Concerns regarding the extension encouraging off road parking, would have no objection should adequate parking be provided.	A parking plan has been provided showing that adequate parking has been provided in accordance with the Havant Borough Parking Standards - Please see section 7.
Concerns regarding extension being out of keeping with the area and the materials to be used. If matching materials are to be used this would be acceptable.	The agent has confirm that the materials to be used in the construction of the development would match the materials used on the existing 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 proposal is to extend the existing protruding front (north western) elevation at ground floor level a further 3.25m, this section of the property currently serves as a storage area and utility room. The proposal also includes the introduction of a first floor extension above the existing storage and utility room. The first floor extension

will have a pitched roof with a maximum height of 6.6m from the ground level, a depth of 3.5m from the principal elevation and a width of 4.4m which is the current width of the protruding section of the property, there is to be a window inserted to the front elevation at first floor level and a window and garage door to the ground floor level. The proposed extension is modest in size and scale, and will appear as subservient to the dwelling.

- 7.4 It is acknowledged the proposal will change the existing character however, the proposal is considered to be of a high-quality design, using materials to match the host dwelling, which will reduce any impact on the streetscene to an acceptable level.
- 7.5 The streetscene is generally characterised by evenly spaced semi detached properties of a similar style. This part of Tavistock Gardens is a cul-de-sac and therefore the application site will only be visible to owners and visitors of this small residential area.
- 7.6 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

- 7.7 The proposal would have a distance of approximately 19.5m from the boundary and 27m from the facing front elevation to the neighbouring property to the front, it is therefore considered that any impact upon this neighbouring property would be acceptable.
- 7.8 The existing principle elevation of the application site is set back 5.5m from the principal elevation of the neighbouring property to the west (No.10), although the proposed front elevation will protrude a further 3.5m forward the extension would still be set back 1.5m from the front principal elevation from this neighbouring property, the distance between the facing side elevations will be maintained at 2.5m, there are to be no additional windows at first floor level in to the proposed side facing elevations, therefore any impact upon this neighbouring property would be considered minimal and acceptable.
- 7.9 The proposed extension will have a distance of approximately 2.5m from the adjoining neighbouring property to the east (No.14), there are to be no additional windows at first floor level in to the proposed side facing elevation, therefore any impact upon this neighbouring property would be considered minimal and acceptable.
- 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 additional letters of objection were received with respect to the scheme following receipt of amended plans.

(iv) Parking

- 7.11 The proposal does not seek to increase the number of bedrooms to the property, a parking plan has been provided showing that adequate parking for 2 vehicles has been provided in accordance with the Havant Borough Parking Standards.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/21/00046 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 13 January 2021

Location Plan - Received 13 January 2021

Existing and Proposed Site Plan - Received 09 March 2021

Existing and Proposed Ground Floor Plan - Received 09 March 2021

Existing and Proposed First Floor Plan - Received 09 March 2021

Existing and Proposed North and South Elevations - Received 09 March 2021

Existing and Proposed East and West Elevations - Received 09 March 2021

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.

- 4 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.