

Site Address: 15 Selborne Avenue, Havant, PO9 4PX
 Proposal: Retention of single storey side and rear extension.
 Application No: APP/20/01002 Expiry Date: 07/01/2021
 Applicant: Mr Nazarenko
 Agent: Case Officer: Joseph Toole
 Ward: Barncroft

Recommendation: GRANT PLANNING PERMISSION IN RETROSPECT

1 Site Description

15 Selborne Avenue, Havant, is located to the north of Selborne Avenue. The application site is a two storey end of terrace property comprising of white paint and concrete roof tiles. The property is planning on being a future HMO. The property is located within a residential area with properties being of similar style and design.

The property is located within Flood Zone 2/3.

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

No relevant planning history.

3 Proposal

Retention of 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

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Pamela Crellin - Barncroft

No Comment.

Councillor Yvonne Weeks - Barncroft

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: 5

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) Flood Risk
- (v) 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 development would involve the retention of the single storey side and rear extension. It extends off the existing side extension with a depth of approximately 4.5 metres joining a rear extension which extends out from the original dwellinghouse by approximately 3.4 metres. It has an overall width of approximately 10.2 metres with a pitched roof with a maximum height of approximately 3.5 metres.

7.4 The side/rear extension has concrete blocks with marley modern roof tiles. This is considered to be inkeeping with the context of the main dwellinghouse.

- 7.5 The extension is visible from Selborne Avenue. Due to the works being located to the side/rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be in keeping with the character of the area
- 7.6 The design and appearance of the development 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 does not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The extension has no side windows. As it extends approximately 3.4 metres from the original rear wall and the neighbouring property to the east (No.13 Selborne Avenue) has a rear extension deeper than this extension it is not considered to appear overbearing or result in a harmful loss of light. To the west there is access to a set of garages which is not considered to have a negative impact on this side.
- 7.8 To the rear there are two windows facing the rear garden and the outbuilding to the back. These views are screened by the existing 1.8 metre high fencing to both sides and the outbuilding to the rear. Therefore, it is not considered to overlook any private amenity space.
- 7.9 Consequently, it is considered that the development does 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) Flood Risk

- 7.10 The property is located within Flood Zone 2/3. Floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate. The new suspended floor has been approved by Building Control.
- 7.11 The development is classed as minor development and unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(v) Parking

- 7.12 The property historically was a 3 bed dwelling with no off street car parking therefore requiring 2 car parking spaces. The works have increased the number of bedrooms from 3 to 6 therefore 3 car parking spaces are required according to the Havant Borough Parking Standards SPD. This results in a net gain of 1 additional car parking space. As shown on the Parking Plan provided a car parking space can be provided to the front therefore this is deemed acceptable.

8 Conclusion

- 8.1 The scale, siting and design of the development would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and

recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/20/01002

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan

Existing and Proposed Floor Plans - 401-100

Existing and Proposed Elevations - 402-100

Existing and Proposed Roof Plan - 401-101

Car Parking Plan

Reason: - To ensure provision of a satisfactory development.

- 2 Prior to occupation of the extension the car parking space as shown on the Parking Plan shall be provided and retained thereafter unless otherwise agreed by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework