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|-----------------|---------------------------------------------------|---------------|---------------|
| Site Address:   | 19 Chestnut Avenue, Havant, PO9 3QR               |               |               |
| Proposal:       | Single storey rear extension and loft conversion. |               |               |
| Application No: | APP/20/00657                                      | Expiry Date:  | 13/10/2020    |
| Applicant:      | Mr J Morrison                                     |               |               |
| Agent:          | Mr P Davey                                        | Case Officer: | Denise Sheath |
| Ward:           | Bedhampton                                        |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

19 Chestnut Avenue, Havant, is a detached bungalow constructed with red brick with a hung tiled roof, the property benefits from an attached side garage and a dropped kerb with a hardstanding to the front of the garage.

## **2 Planning History**

None relevant

## **3 Proposal**

Single storey rear extension and loft conversion.

## **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)

### Havant Borough Pre Submission Local Plan 2036

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

## **5 Statutory and Non Statutory Consultations**

### **Developer Services, Southern Water**

Please find attached a plan of the sewer records showing the approximate position of a public surface water sewer within the site. The exact position of the public surface

water sewer must be determined on site by the applicant.

Please note:

- The 225 mm public surface water requires a clearance of 3 metres on either side of the public surface water to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public manhole without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: [southernwater.co.uk/media/default/PDFs/stand-off-distances.pdf](https://southernwater.co.uk/media/default/PDFs/stand-off-distances.pdf).

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit: [developerservices.southernwater.co.uk](https://developerservices.southernwater.co.uk) and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:

[southernwater.co.uk/developing-building/connection-charging-arrangements](https://southernwater.co.uk/developing-building/connection-charging-arrangements)

The disposal of surface water from this development shall follow the hierarchy within Part H3 of

Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system.
- b) A water course.
- c) Where neither of the above is practicable: a sewer.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [southernwater.co.uk](https://southernwater.co.uk) or by email at:

[SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

## **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: 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

(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 for a single storey flat roof extension, and a loft conversion with a dormers to the front and rear elevation. The existing single storey rear extension will be replaced with an extension with a depth of 3.7m, a width of 9.8m, there are to be steps from rear doors to the ground floor level of the rear garden, the flat roof element of the extension will have a maximum height of 3.4m, a roof lantern is to be inserted into the rear south east section of the roof of the extension with a maximum height of 3.9m, the materials which are to be used in the construction of the proposed extension will be of similar appearance of the materials used in the construction of the existing dwellinghouse.

- 7.4 The front and rear dormers will have a hipped roof design and will sit comfortably and not appear dominant within the roof space. Part of the proposed loft conversion will include the insertion of a window within both side gables. There are a number of properties within the streetscene of Chestnut Avenue that have been extended previously with front dormers similar to the proposal. On this basis, a precedent has been set within the immediate locality for this type of extension to the roof.

- 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 front dormer would not result in encroachment into outlook from surrounding dwellings nor in loss of light or an overbearing impact. The proposals are not therefore considered to be harmful to the amenity of nearby occupiers and thus to be acceptable.

- 7.7 The rear extension would have a 17m distance from the shared boundary to the rear and a distance of 29.5m from the dwelling house at No.4 Ashwood Close, the proposed extension and rear dormer would be screened by the density of the high trees and shrubbery along the rear elevation. Therefore the proposals would have a limited acceptable impact.

- 7.8 The rear extension will have a distance of 3.5m from the shared boundary with No.21 and a distance of 5m from the rear elevation of the dwellinghouse, the proposal will have no windows or doors facing this side elevation and will be partially screened by the existing boundary treatment. The proposed side facing gable window will be conditioned to ensure it is fixed shut and obscurely glazed to mitigate any overlooking concerns with regard to this window. Therefore the impact of the proposed development would have a limited impact and be considered acceptable.

- 7.9 The rear extension will have a distance of 1m from the shared boundary with No.19 and a distance of 3m from the side facing elevation of the dwellinghouse, the proposal will have no windows or doors facing this side elevation and will be partially screened by the existing boundary treatment. The proposed side facing gable window will be facing the side and front elevation of this neighbouring property any overlooking areas are currently readily visible from the public domain. Therefore the impact of the proposed development would have a limited impact and be considered acceptable.
- 7.10 The rear dormer could be perceived to increase the level of overlooking to the neighbouring properties, although a sizeable dormer could be constructed without planning permission and therefore it is not considered appropriate to refuse this application on the grounds of significant overlooking.
- 7.11 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

- 7.12 The proposal would result in the provision of an additional bedroom, an increase from 3 bedrooms to 4 bedrooms, a proposed parking plan has been provided showing 3 spaces (1 garage and 2 car spaces) and would therefore be in accord with the Standards set out in the Council's Parking SPD. The proposal is therefore in accord with Policies CS16 and DM13 of the HBLP (Core strategy)

## 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/20/00657 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 04 August 2020  
Location Plan - Received 04 August 2020  
Proposed Block Plan- Received 04 August 2020

Proposed Parking Plan - Received 18 August 2020  
Existing Elevations - Received 04 August 2020  
Existing Floor Plan - Received 04 August 2020  
Proposed Elevations - Received 18 August 2020  
Proposed Ground Floor Plan- Received 04 August 2020  
Proposed First Floor Plan - Received 04 August 2020

**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.
- 4 The development shall not be brought into use until a minimum of 3 parking spaces (including the garage) 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.
- 5 The gable window at or above 1st floor level in the south elevation of the building shall:-
  - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and
  - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.  
**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.