
Site Address:	11 St Georges Avenue, Havant, PO9 2RU		
Proposal:	Part single, part double storey rear extension; Juliet balcony to rear; render and cladding to all elevations.		
Application No:	APP/20/00264	Expiry Date:	21/05/2020
Applicant:	Mr Whitaker		
Agent:	Mr Quantrill	Case Officer:	Tina Pickup
	Architectural Services		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Note - Due to Coronavirus a site visit was not possible but the agent supplied photos of the application site which have been used to inform this decision, together with reference to the recent case file of the neighbours application at 9 St Georges Avenue - APP/19/00952

The application site relates to a detached two storey dwelling located on the south side of St Georges Avenue, close to Warblington Avenue. It is a 1970's style dwelling constructed of dark red/brown brick with some first floor brown tile hanging, beneath a shallow pitched dark concrete tiled roof. The dwelling includes an integral garage that sits slightly forward, linked to a single storey front entrance porch and wc with lean to style roof above. It is set back from the road by about 6m with a driveway leading to the garage.

To the rear the dwelling has a small traditional glazed conservatory, sited approximately centrally on the rear elevation. The land appears flat and the rear garden enclosed by close boarded fencing. To the rear the site abuts the side rear garden boundary of 2 Warblington Road with a garden depth of about 12m from conservatory.

The area is characterised by a mix of two storey detached dwellings and chalets, of varying age and style, set in modest plots. Immediately to the west, No 9, is currently an older style chalet bungalow that is set deeper into the site than the application dwelling. Currently the side elevation facing the site has a fully hipped roof with a central side window serving a loft stairwell. It is noteworthy that this property has an extant planning permission, APP/19/00952, for extensions involving roof alterations that would change the profile to a barn hip end and the side windows would serve a bathroom and front study. To the east, No 15, is a substantial Victorian style dwelling, with dormers in its roof space. This has an attached garage with false pitched roof above, built up to the shared boundary with the application site.

2 Planning History

95/61341/000 - Pitched canopy to front of property and single storey front extension, PERM,24/10/1995

3 Proposal

Part single, part double storey rear extension; Juliet balcony to rear; render and cladding to all elevations.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E22 (Amenity and pollution)
E1* (High quality design)
H1* (High quality new homes)
IN3 (Transport and parking in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

None necessary

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

Comment	Officer Comment
None received	

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 includes the refurbishment of the existing property with use of modern materials. Whilst precise materials are not known at this stage, it is proposed to entirely render the ground floor of the property in cream or white with dark grey render skirt; clad the entire first floor in a dove grey horizontal fibre cement cladding; together with replacing the roof tiles with dark grey slate effect tiles and upgrade windows and doors to aluminium/composite.

7.4 This would significantly change the external appearance of the property in street scene terms. It is noted that the character of the area is mixed and there are other examples of rendering at both upper and lower levels, but overall the colour palette of the area remains reds and browns and there are no other examples of grey cladding in the immediate vicinity. However the area is not a Conservation Area and is not overly sensitive. The site is set back from the highway and the area includes mature vegetation to soften the street scene. Overall it is considered that the change in materials to modern greys, would not be visually harmful to the street scene and could not be substantiated as a reason for refusal. It is recommended that material samples are provided via condition, to ensure suitable tones are selected.

7.5 The proposed extension is sited to the rear and as such would not impact the street scene. Overall it is considered that the design and appearance of the proposal and use of modern materials is deemed appropriate in context to the main building and street scene 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 proposal involves the demolition of the existing conservatory and its replacement with a 3m deep extension which would be two storey across the western third, dropping to single storey across the remainder of the rear elevation. Due to the existing stepped alignment with No 9, this 3m deep addition would result in the rear elevations of the two properties becoming aligned. The proposed two storey element would sit adjacent the existing fully hipped roof of No 9 where there is a stairwell window in the side elevation. Should permission APP/19/00952 be implemented, then the two storey element would sit alongside a half hip end and bathroom window. In both scenarios the impact from the increased bulk and mass to the neighbour at No 9 would be minimal. The layout complies with the 45 degree code and the ground floor

side window that may lose some light and outlook only serves a secondary role.

- 7.7 The proposal does include a Juliet style opening at first floor in the new two storey rear elevation. This will increase the perception of being overlooked by neighbours, but regard must be had to the fact that existing first floor rear windows could be changed to Juliet openings as permitted development. In this established residential area where cross overlooking is always possible, and it is noted that No15 to the east has rear dormers in a higher roof, then the actual change to overlooking is considered to be minimal and not harmful to current levels of amenity enjoyed by neighbours. No 2 Warblington lies at right angle to the site, but the separation from the rear elevation to their private garden is over 11m which is considered sufficient to minimise any adverse impacts.
- 7.8 The single storey element on the eastern half, would sit deeper than the side garage extension of No 15, but there is a close boarded fence on this boundary providing screening. Regard must also be had to the fact that just a single storey extension of the dimensions proposed would be permitted development and have similar impacts in this direction.
- 7.9 Overall and on balance, 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 to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 The property currently has 4 bedrooms served by an integral garage and one drive space. This falls short of the current adopted parking standards which would require 3 on site spaces for a 4 bedroomed property. As a result of the proposed development the property would remain 4 bedrooms with integral garage. To address the shortfall an amended block plan has been provided showing the provision of an additional parking space on the front of the property. Therefore with 3 on site spaces the proposal complies with the adopted Parking SPD and policy DM13.

8 Conclusion

- 8.1 The scale, siting and design including materials, of the proposal 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 PERMISSION** for application APP/20/00264

(A) 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:

Amended Block and Location Plan, received on 20/05/2020, Drawing Number 10/011-008

Ground Floor as Proposed Drawing Number 10/011-003

First Floor as Proposed Drawing Number 10/011-004

Proposed Elevations Drawing Number 10/011-007

Existing and Proposed Roof Plans Drawing Number 10/011-005

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the dwelling have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.