
Site Address:	33 Warblington Avenue, Havant, PO9 2SD		
Proposal:	Single storey extension to provide en-suite.		
Application No:	APP/20/00036	Expiry Date:	16/03/2020
Applicant:	Dr Palmer		
Agent:	Helyer Davies Architects Ltd	Case Officer:	Selina Donophy
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, single storey bungalow located on the East side of Warblington Avenue, Havant. This property is located to the rear of nos 35-39 Warblington Avenue and is accessed down a private road located to the side of no 35 Warblington Avenue. The property has two garages to the front and a garden which leads to the front elevation of the property. The dwelling is constructed of brick and white render, with a tiled roof- it has two gabled roof projections to the front elevation with a hipped roof to the main property.

2 Planning History

APP/12/00667 - Single storey rear extension., PERM,13/09/2012

3 Proposal

Single storey extension to provide en-suite.

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)

Havant Borough Local Plan (Allocations) July 2014

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

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

5 Statutory and Non Statutory Consultations

None

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

Comment	Officer Comment
No comments 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

(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 This proposal consists of an extension to the front of the property to create an ensuite to serve the front bedroom. The extension would have dimensions of approximately 1.5 metres in width, 4.4 metres in height to ridge level and 4 metres in depth and would have a gable style roof. The extension would stop just before the existing front door and would have one small window on the side elevation facing East. The ridge line would be the same as the existing ridge of the projection on the Western side of the property. Proposed materials comprise of brick plinth with white render above which would match the existing property.

This proposal is very modest in scale and the application site is located down an access road and is not visible from the highway, therefore the proposed works would not be readily visible from the public realm and would have no significant impact on the character of the streetscene.

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

- 7.4 Due to the proposed location of the extension it is not deemed to have any significant impact on the properties to the East or West. It would not be visible from the West and to the East, although there is one small window proposed, there is an existing window with this same outlook which is larger, where the proposed extension would be located.
- 7.5 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.

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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00036

(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:

20008/01 REV A location and block plans existing and proposed

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.

