
Site Address:	30 Fourth Avenue, Havant, PO9 2QX		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00215	Expiry Date:	01/05/2020
Applicant:	Mr Floyd		
Agent:	Mr Bessant	Case Officer:	Joseph Toole
	JB Architecture		
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

30 Fourth Avenue is a detached, two storey property on the west side of Fourth Avenue. The property stands to the east of the railway line with Kenwood Business Park beyond. There is a modest garden to the front of the property and car parking for one car. To the rear the garden is laid to lawn. There is an existing dormer window to the south elevation but the north elevation of the roof is left untreated.

The surrounding properties are mixed in character. To the north is a bungalow and to the south is a 2 storey property which matches the character of the application property. Directly opposite is a terrace of two storey properties.

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

09/73922/000 - Extended first floor dormer in roof to form additional bedroom and alterations to ground floor., PERM,23/09/2009

3 Proposal

Single storey 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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's
No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

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: 4

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 proposed development would involve a flat roof single storey rear extension. It would have a width of approximately 6 metres, a depth of approximately 3.3 metres and a maximum height of approximately 3 metres.

7.4 The proposed rear extension would have cedar timber cladding and a single ply flat roof with a roof lantern. This would not materially change the appearance of the main dwellinghouse and thereby deemed acceptable.

7.5 It is considered that an extension of this scale is appropriate in terms of the size of the plot and the retained amenity space. Furthermore, due to proposed development being located to the rear it is considered to have a limited impact on the street scene. Therefore, it is deemed to be inkeeping with the character of the 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 On the north side facing No. 28 Fourth Avenue there would be two windows on the proposed rear extension which would be 1.7 metres above ground level. This would be at an acceptable height above ground level not to overlook any private amenity space.
- 7.8 On the south side facing No. 32 Fourth Avenue there would be two windows on the proposed rear extension which would be 1.7 metres above ground level. This would be at an acceptable height above ground level not to overlook any private amenity space.
- 7.9 To the rear there would be bi-folding doors which would face out onto the railway track screened by the existing 1.8 metre high fencing. Due to the nature of the development it would not overlook any private amenity space and would therefore be deemed 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 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/20/00215

- 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:
Location Plan and Existing Floor Plans and Elevations - PL.327.20.01
Proposed Site Plan and Proposed Floor Plans and Elevations - PL.32.20.02
REV A
Reason: - To ensure provision of a satisfactory development.