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|-----------------|-------------------------------------------|---------------|--------------|
| Site Address:   | 7 Chestnut Avenue, Havant, PO9 3QR        |               |              |
| Proposal:       | Replacement single storey rear extension. |               |              |
| Application No: | APP/20/00713                              | Expiry Date:  | 14/10/2020   |
| Applicant:      | Mr & Mrs Russell                          |               |              |
| Agent:          | Mr Lindsay                                | Case Officer: | Joseph Toole |
|                 | Solent Design Ltd                         |               |              |
| Ward:           | Bedhampton                                |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

7 Chestnut Avenue, Havant, is located to the south side of Chestnut Avenue. The application site is a detached bungalow comprising white render and part facing brickwork along the bottom of the property. Vehicular access is from Chestnut Avenue with parking to the front.

The property is located within a residential area with properties of similar design.

*Note - Due to Coronavirus a site visit was not possible, but other information available to the Local Planning Authority helped inform the decision..*

## **2 Planning History**

No relevant planning history.

## **3 Proposal**

Replacement 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

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 Gary Robinson**

No Comment.

**Councillor Kenneth Smith**

No Comment.

**Councillor Mark Inkster**

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: 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 proposed development would involve the demolition of the existing conservatory to be replaced by a single storey rear extension. It would be used as a family room and involve internal alterations to the property. The proposed development would have a width of approximately 8.8 metres and a depth of approximately 3 metres. It would have a flat roof with a roof light having a maximum height of approximately 3.5 metres.

7.4 The proposed development would be rendered to match the existing property with a membrane roof. This is considered to be inkeeping with the context of the main

dwellinghouse.

- 7.5 Due to the proposed development being located to the 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 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 To the side the existing store room with a door would be replaced with a W/C with a obscure glazed window. This is not considered to be harmful to the neighbour amenity space at No.9 Chestnut Avenue.
- 7.8 To the rear within the proposed rear extension there would be two sets of bi-folding doors facing the rear garden. These views have already been established from the existing conservatory and is not considered to cause overlooking to any of the immediate private amenity space of the properties either side and to the rear. It is noted the views would be screened by the existing 1.8 metre high fencing along all boundaries.
- 7.9 Due to the nature of the development and its orientation it is not considered to appear overbearing or result in the loss of light to any of surrounding properties.
- 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.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00713

- 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, Site Plan, Existing Floor Plan and Elevations - SD-2058-01 A  
Proposed Floor Plan and Elevations - SD-2058-02 A

**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.