
Site Address:	4 Fourth Avenue, Havant, PO9 2QX		
Proposal:	Single storey rear extension.		
Application No:	APP/19/01203	Expiry Date:	30/01/2020
Applicant:	Mr Marshall		
Agent:	Mr Walker	Case Officer:	Joseph Toole
	Parkers Design		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

4 Fourth Avenue, Havant is on the northern side of Fourth Avenue. The application site is a detached two storey dwelling comprising of red brick with stripped yellow bricks. It has grey roof tiles with detailing bricks on top of the roof line. There is existing hedging to the front with parking to the side. Along the west boundary there is approximately 2 metre hedging and on the east side there is 1.8 metre fencing along the boundary. Vehicular access is from Fourth Avenue.

The property is within a residential area of mainly detached properties, which vary in size, scale, massing and design.

2 Planning History

No relevant planning history.

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: 8

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 involves two parts. Part one refers to the demolition of the existing porch to be replaced by a single storey rear extension which would have a width of approximately 5.1 metres, approximately 4.1 metres depth and a maximum height of approximately 3.6 metres. It would have a pitched roof. Part two involves the erection of a porch for the use of shower room which would have a width of approximately 2.2 metres, a depth of approximately 1.9 metres and a maximum height of approximately 3.1 metres to join up the eaves with the proposed rear extension.

7.4 Part one of the proposed development would match the existing property in terms of brickwork, roof tiles, windows and doors. This would be deemed acceptable to the context of the main dwellinghouse. Part two of the proposed development, (the porch) would be of shiplap timber. This would not materially change the appearance of the main dwellinghouse and thereby deemed acceptable.

7.5 Due to the 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 proposed development would be subservient to the host dwelling. It is considered that an extension of this scale is appropriate in terms of the size of the plot and the retained amenity space.
- 7.7 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

- 7.8 The proposed development would involve the construction of a door and two windows facing the rear garden of the property, which is screened by mature hedging to the rear. Therefore, it would not cause any significant issues with overlooking or loss of private amenity space to the neighbouring properties to the back.
- 7.9 There would be a new window on the east side facing No. 4A Fourth Avenue which would be screened by an approximately 1.8 metre high fence, offset from the boundary by approximately 6 metres. As a result, it would not be materially harmful to the private amenity space to the occupiers at No. 4A Fourth Avenue.
- 7.10 Along the west side of the property there would be a door into the proposed porch which would be screened by approximately 2 metre mature hedging, offset from the boundary by approximately 2.5 metres. Due to the positioning of No. 6 Fourth Avenue being set forward from the application site and the existing screening it is considered not to be materially harmful in terms of overlooking any private amenity space to the neighbouring property.
- 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.

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/19/01203

- 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 - P104

Site Plan - P105

Proposed Floor Plans - P100

Proposed Elevations N&S - P101

Proposed Elevations W&E - P102

Reason: - To ensure provision of a satisfactory development.

- 3 Unless otherwise stated on the application form, 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.