
Site Address:	19 Littlepark Avenue, Havant, PO9 3QU		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00207	Expiry Date:	29/04/2020
Applicant:	Mrs May		
Agent:	Mr Stummer	Case Officer:	Denise Sheath
	Extension Design Building		
	Plans Ltd		
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

19 Littlepark Avenue, Havant, is a detached bungalow constructed with brick and white painted render, the property has a tile hung roof. The front of the property has a hardstanding with the availability of parking vehicles as well as an attached garage. The boundary treatment to the rear consists of 2.4m hedging along the northern boundary and 1.8m close boarded fencing to the south and east elevations.

2 Planning History

06/61992/000 - Single storey rear extension and conservatory. Pitched roof over existing flat-roofed garage. PERM,06/06/2006

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
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Not required

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 proposal is to add the conservatory which was never constructed under planning permission 06/61992/000, the reason for a new planning application was there is a change to the previously approved design of the conservatory. The conservatory would not be visible to the public realm and would not create a harmful effect not the character of the area. The proposed conservatory will be attached to the existing single storey extension and will have a width of 5.9m a depth of 2.8m a height of 3.3m.

7.4 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

7.5 The proposal would have a minimal impact on the neighbouring properties to the rear and north elevations, therefore any impact would be acceptable.

7.6 The proposal will have a 1.5m distance from the shared boundary and a 2.5m distance from the facing side elevation of the neighbouring property to the north, this neighbouring property would be partially screened by the close boarded fencing boundary treatment. Therefore any impact upon this neighbouring property would be minimal and acceptable.

7.7 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/20/00207 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:
Application Form - Received 04 March 2020
Location Plan, Block Plan, Existing and Proposed Floor Plans and Elevations - Drawing No. MAY001 - Received 04 March 2020
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.