
Site Address: 8A Glebe Park Avenue, Havant, PO9 3JR
Proposal: Retrospective application for single storey rear and side extension, with
2 wooden close boarded fencing with concrete posts to the southern front elevation.
Application No: APP/20/00194 Expiry Date: 30/06/2020
Applicant: Mr Harding
Agent: Mr Barrow Case Officer: Denise Sheath
C R Barrow & Associates
Limited
Ward: Bedhampton

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

8A Glebe Park Avenue, Havant, is a two storey detached dwelling constructed with brown brick and a hung tiled roof, there is an attached single storey garage to the northern elevation, the property has a block paved frontage with the availability of parking of vehicles.

The streetscene consists of two storey properties of various styles and designs.

Note - Due to Coronavirus a site visit was not possible but the applicant supplied photos of the application site which have been used to inform this decision.

2 Planning History

None relevant

3 Proposal

Retrospective application for single storey rear and side extension, with wooden close boarded fencing with concrete posts to the southern front elevation.

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)

Havant Borough Pre Submission Local Plan 2036

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: 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 single storey rear extension would have a depth of 2.3m from the rear wall of the existing dwelling house, a width of 6.3m, wrapping around the north rear/side elevation wall with a depth of 2.95m attaching to the existing attached garage, the roof of the extension will be a flat roof with a maximum height of 2.6m. The proposed extension to the rear would not be visible from the public realm, notwithstanding this the materials used in the construction of the extension will match those on the existing dwellinghouse and would therefore be in keeping and acceptable.

7.4 Following demolition of the existing conservatory to the side southern side elevation a single storey extension with a hipped roof is proposed. The width of the extension is 3.3m with a depth of 5.4m and a maximum height of 3.65m, the materials used in the construction of the extension will match those on the existing dwellinghouse and would therefore have no harmful visual effect on the character of the streetscene.

7.5 The frontages to the properties along Glebe Park Avenue vary in height, design and

styles from brick walls, hedging and wooden fencing, the installation of 1.8m close boarded fencing along the southern front boundary would not be out of keeping with the area nor have significant harm to the visual amenity of the streetscene.

- 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 The neighbouring properties to the front of the application site have a distance of approximately 9m from the front boundary to boundary, the proposed side extension would be partially visible. The impact upon these neighbouring properties with regard to the side extension and fencing would be minimal and acceptable.
- 7.8 The proposed side extension will have a distance of approximately 6.8m to the boundary with No.8 with the proposed rear extension would have a distance of approximately 14m to the boundary, both extensions would be partially screened by the boundary treatment of 1.8m close boarded fencing. Therefore any impact upon this neighbouring property would be minimal and acceptable.
- 7.9 The rear elevation adjoins to a woodland area before the A3 Carriage way, therefore any impact to the rear would be negligible.
- 7.10 The neighbouring property along the shared boundary to the north (No.10a) would only be impacted upon by the proposed rear extension, the extension would have a distance of approximately 1.2m to the side facing elevation of No.10a and would be partially screened by the boundary treatment of 1.8m close boarded fencing. Therefore any impact upon this neighbouring property would be minimal and acceptable.
- 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 PLANNING PERMISSION IN RETROSPECT** for application APP/20/00194 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 02 March 2020
Location plan - Received 05 May 2020
Existing Ground Floor Plan - Received 04 May 2020
Existing Elevations - Received 04 May 2020
Proposed Ground Floor Plan - Received 04 May 2020
Proposed Extension Elevation - Received 04 May 2020
Proposed Block Plan - Received 03 July 2020
Fencing Elevations - Received 03 July 2020

Reason: - To ensure provision of a satisfactory development.

- 2 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.