
Site Address:	8 Fourth Avenue, Havant, PO9 2QX		
Proposal:	Removal of the rear conservatory, erection of 2 storey extension.		
Application No:	APP/20/00218	Expiry Date:	05/05/2020
Applicant:	Morrison		
Agent:	Mr Walker	Case Officer:	Selina Donophy
	Parkers Design		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two-storey, detached dwellinghouse located on the north side of Fourth Avenue, Havant. This is a victorian style property, constructed of red brick , with yellow brick detailing and decorative brackets below eaves level. It has a grey tiled, hipped roof and projecting bay windows on the principal elevation at ground floor level. There is vehicular access off Fourth Avenue and the property is set back from the road with parking spaces to the front of the property and mature hedging to the front boundary.

This area is predominantly residential in character, with a mixture of large, detached properties in similar red brick design, chalet bungalows and purpose built flats.

Due to coronavirus it was not possible to undertake a site visit , therefore this application has been assessed from photographs provided by the applicant.

2 Planning History

90/55552/000 - Conservatory at rear., PERM,21/11/1990

3 Proposal

Removal of the rear conservatory, erection of 2 storey 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)

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 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
We wish to object to the planning application App/20/00218 8 Fourth Avenue, Havant, PO9 2QX Removal of the rear conservatory, erection of 2 storey extension	
We don't object to the size or shape of the planning application but the proposed construction materials are not in keeping with the style of the building. Our concern is that the houses in this street were built at the turn of the 20th century and built with tradition building methods i.e. imperial bricks and lime mortar there were the most up to date design at the time i.e.	Materials altered to comprise red brick.

have a cavity. The application indicates the outside of the building will be a k rendered in a light grey, this is out of keeping with the rest of the road and an eyesore from our garden. There is no requirement to build from this material as the extension could be built out of imperial bricks which are ready available in suitable colours and standard mortar could be used to manage the cost. If there is a concern in meeting sufficient u value of the wall the cavity could be increased to allow more insulation to be installed. The second concern we have is the roof tile proposed. All the houses on the north side of Fourth avenue have slate tiles, these are a natural product and have a long life span. The tile specified will not last as long nor does it have the same appearance again the view from our garden it will look unsightly. The final point, the windows should be in white PVC/ timber to match the rest of the road not any other colour. Our comments are to ensure the style and presentation is maintained to match those of similar presentation on Fourth Avenue and to allow the Victorian style to remain for a further 100 years.	Proposed slate tile will include slate tiles to match existing (amended).
We do not object to the revised plans, but cannot see the revised building materials and finish on the plan nor find any specifications for the plan to determine the final finish, this includes windows and exterior facade.	Instructions on where to find this information have been given.
(REDACTED) Having examined the proposed application form, drawings and supporting documents for the above planning application, we wish to object on several counts. 1. The Western (side) elevation of number 8 overlooks us directly and currently has no windows. The proposed plans show 3 windows, of which one is an unobscured, opening, main bedroom window. We object to	This window has been removed to be replaced with roof light. There is now only one window on this elevation whichy has been obscure glazed.

this as it adversely affects our privacy and residential amenity. It looks directly into our two rear bedrooms, kitchen, dining room and main outside patio area.	
Policy CS16 of the Havant Borough Local Plan (Core Strategy 2011) relates to quality design and part e.) states that the development/design "Should not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and over looking." The addition of 3 windows to the Western elevation of number 8 is clearly contrary to this policy on the grounds of loss of privacy and overlooking.	Please see above .
2. The boundary between ourselves and number 8 has been incorrectly recorded on the submitted plans. This can be demonstrated as follows: see attached Figs. 1, 2, 3	This is a civil matter and not a planning consideration.
a. Overhead photograph showing straight boundary line b. Land registry document from 2004 showing all boundaries in the road are straight c. A Conveyance document from 1964 stating the front of our property measures 75ft. It actually measures considerably less than this using the current boundary.	Please see above.
Furthermore, the lean-to outbuilding which runs along the Western side of number 8 has been erected at an angle along the main house such that it infringes our boundary - see photograph attached Fig. 4 showing the protrusion of the outbuilding on to our property. We object to the lean-to being retained in the planning proposal as it extends onto our property and we wish to replace our garage reinstating the correct boundary.	No planning history has been found in relation to the outbuilding - if this was in breach of permitted development it would only be relevant to any enforcement action if it has been built within the past 4 years and it appears to have been there for some time. This is judged to be a civil matter.
3. We object to the materials specified in the application for the roof and exterior walls as they are not in keeping with the Victorian style of the	Materials have been amended.

rest of the property, and all of those surrounding it. All the similar properties in the street have a slate not concrete roof and walls made of bricks, not concrete blocks with painted render. Additionally the colour of the UPVC windows (also not in keeping) has not been specified.	
4. The plans submitted of the existing floor plan are incorrect - see attached Fig. 5	This has been addressed.
5. The proposed plans do not show any access to the lean-to outbuilding from inside or outside. We object to the lean-to outbuilding being retained.	This has been amended. Please see above.
The supporting documents, figs. 1-5 have been e-mailed directly to the officer in charge Selina Donophy	
Our objection to this planning application is the proposed materials to be used for the walls (painted render) which is in stark contrast to the current brick outer skin rear extensions on the other six large detached Edwardian Victorian houses to the north of Fourth Avenue. These houses are set at an angle to the road and rear extensions are clearly visible from the road so any rendered finish on such a large volume will look like a "monstrous carbuncle". Notwithstanding any constraints imposed by the current emergency, I consider it essential for a representative from the Planning Officer to undertake a site visit before a planning decision is made. The photographs below show the current view from our front garden (photograph A) and an impression of a rendered extension (photograph B). Photograph A Photograph B	Materials have been amended. It has been judged that, following amendments and with the aid of photographs a site visit will not be necessary in this instance.
All the architect's elevation drawings show a continuation of the current brick finish, in contradiction to the Application Document. If the final finish	Details have been submitted confirming material finishes.

is to be brick, matching as closely as possible the existing structure, we have no objection to the proposal.	

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
- (iv) Parking
- (v) CIL

(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 This proposal comprises a two storey rear extension following the demolition of the existing conservatory, there are no alterations proposed to the principle elevation. This extension would follow the existing building projection to the rear in width, continuing the existing ridge height of the twin hipped roof, forming adjoining gabled ends on the rear elevation . This extension would result in a substantial addition to the property , with an increase of approximately 5 metres in depth at two storey level.

Other elements of the proposal include two windows on the rear elevation at first floor level, each serving bedrooms, also at first floor level, one window on the side (east) elevation serving a bathroom (check with agent obscure glazed) and one window on the side (west) elevation serving a bathroom. Previously this proposal incorporated an additional window serving a bedroom on the western elevation- this was judged to have a harmful impact on the amenity of the neighbouring property , no 10 to the west and has subsequently been replaced with a rooflight . At ground floor level there are no additional windows proposed to the side elevations and to the rear, large bi-folding doors serving a kitchen/ living room and a glass door would replace the existing fenestration/door on the conservatory room. The lean to structure on the west elevation would be retained, with access reconfigured to be external.

This proposal initially proposed materials to include a light grey render . This was judged to be out of keeping with the surrounding red brick aesthetics of the surrounding properties and the property itself which is of red brick construction. This has now been revised to include Weinberger Wareham Reds and Sheerwater silver brickwork. Roof tiles would be in slate , with white pvc window frames . These materials are judged to be in keeping with the existing property and surrounding area.

Although this extension is of a fairly generous size, it is judged that such an extension could be comfortably accommodated within the site without resulting in an overdeveloped or cramped appearance . The rear garden has a length of

approximately 48 metres to the existing rear elevation wall and therefore the extension would not be highly visible from the rear, nor from the highway to the front as it remains screened behind the main property.

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

- 7.4 To the west of the application site is no 10 Fourth Avenue, which is a two-storey, detached property set forward from no 8, there is a lean-to structure sited on the boundary with external access. It is noted this may be located over the boundary however this is judged to be a civil matter. The extension would be set off the boundary by approximately 1.3 metres. The extension is not judged to have any significant impact on this property in terms of overbearing or overshadowing impact and the window proposed to the side elevation at first floor level would serve a bathroom and would be obscure glazed. The roof light serving the bedroom is not judged to result in any harmful overlooking impact. The previous window proposed to this elevation was removed following amendments.

To the east of the application site is no 6 Fourth Avenue. This is also a two storey, detached property which has undergone various additions at two storey level towards the rear and is set back behind no 8. There are no windows on the side elevation facing west at no 6. The additional window proposed to the side elevation of no 8, facing towards no 6 would serve a bathroom and would be obscure glazed, therefore it is judged there would not be any impact upon privacy at no 6.

To the rear of the application site are the rear of properties along Swallow Close. There are no additional windows proposed at first floor level, although the extension windows would project further back than existing. Due to the length of the rear garden this is not judged to infringe upon the amenity of properties to the rear. The garden of no 6 would be mainly screened by its side elevation wall and the outlook into no 10 is not judged to be greatly different than is existing.

- 7.5 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).

(iv) Parking

This proposal would result in an increase in bedrooms from 3 to 5. This requires 3 parking spaces as per the Havant Parking SPD. A parking plan has been provided with this application showing this could be adequately accommodated towards the front of the property.

(v) CIL

The additional floor space has been calculated at approximately 80.3 m² and therefore is not CIL liable.

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/20/00218

(A) 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:

Materials confirmation email received 13.07.2020

Amended site and parking plans received 14.07.2020 9/7/20 P08

Amended location plan received 14.07.2020 9/7/20 -P107

Amended proposed block plan received 14.07.2020 P106

Amended existing and proposed site plan received 14.07.2020 P104

Amended proposed floor plans received 09.07.2020 7/7/2020 P101

Amended existing and proposed north and south elevations 7/7/2020 P102

Amended existing and proposed east and west elevations 7/7/2020 P103

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.