
Site Address:	9A Glebe Park Avenue, Havant, PO9 3JR		
Proposal:	Single storey side extension.		
Application No:	APP/19/00669	Expiry Date:	04/09/2019
Applicant:	Mr J Ryan		
Agent:		Case Officer:	Ross Leal
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

9A Glebe Park Avenue is a substantial two storey detached dwelling. It is one of a pair of dwellings located on the east side of Glebe Park Avenue which are served by a private drive between nos. 9 and 11. The application dwelling is constructed of red brick with a small plain red tile roof. The first floor at the front is timbered. It has a detached double garage and car parking spaces to the front of this. To the north side there is an existing single storey side element with lean-to roof which is set back from the front of the dwelling and serves as a utility room.

2 Planning History

APP/15/01236 - Discharge of Condition No 8 of Planning Permission APP/14/00232 - PERM,13/01/2016

3 Proposal

It is proposed to extend the existing side extension forwards towards the front wall of the dwelling and to continue the lean to roof. The front wall of the extension would be set back from the front wall of the dwelling by 0.15m. The extension would be no wider than the present side element. A front window which matches existing windows is proposed and a side door. The new accommodation would be an enlarged kitchen and a relocated utility room.

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

No consultees.

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: 1

Comment	Officer Comment
A nearby occupier raises no objections to the proposal but requests that workmen's vehicles do not block their drive or access.	This is not a material planning consideration, given that access is via a private drive. It is a private matter between occupiers served by the private drive. An informative has however been added to the decision notice drawing the matter to the applicant's attention.

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 design and appearance of the proposal is sympathetic and also subservient. It is therefore deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and Havant Borough Council Borough Design Guide SPD December 2011. 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 The proposal does not give rise to impact on the other dwelling in this pair. It is well related to the existing application dwelling and there would be no overlooking of privacy loss.

The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have little or no impact on the properties immediately adjacent to the application site and meets the requirements of Policy CS16 and DM13 of the HBLP (Core Strategy). It is noted no of objections were received with respect to the scheme and a single comment has been addressed by means of an informative.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is not considered to be harmful to visual amenity or to the amenity of the adjoining occupiers and the proposal is not considered to give rise to harm due to privacy loss. The proposal would therefore 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/19/00669 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:
Site Location Plan, Scale 1:1250 - Received 04 July 2019
Existing Elevations Drawing - Received 04 July 2019
Proposed elevations, Existing & Proposed Floor Plans, Section & Site Plan - Received 04 July 2019
Reason: - To ensure provision of a satisfactory development in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) March 2011 and the National Planning Policy Framework.
- 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.