
Site Address:	29 Littlepark Avenue, Havant, PO9 3QU		
Proposal:	Single storey side and rear extensions.		
Application No:	APP/19/00293	Expiry Date:	16/05/2019
Applicant:	Ms Cripps		
Agent:	Mr C Curnow	Case Officer:	Karen Wooden
	Thorns - Young Ltd		
Ward:	Bedhampton		
Site Visit Date:	23/04/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with front, rear and side dormer windows providing first floor accommodation. The areas to the front and side of the property have been hardsurfaced to provide curtilage parking for several vehicles. The front boundary line is defined by a low level brick wall. To the rear of the property the garden is laid mainly to lawn and extends a minimum of 20m to the east.
- 1.2 The area surrounding the application site contains a mix of one and two storey dwellings, and retail units with accommodation at first floor level. Many of the properties have been altered and extended.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 The proposal seeks to extend the front wall of the current garage west, to create additional living accommodation and the construction of a single storey extension to the rear.

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)
DM13 (Car and Cycle Parking on Residential Development)

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

5.1 No consultees required for this application.

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: 9

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 rear extension will not be readily visible from the public domain, and as such would not have an adverse impact on the character of the area. Notwithstanding this, the elevations of the extension are to be constructed using bricks to match those used on the host dwelling, and the size and design of the extension are considered to be appropriate in context with the main dwellinghouse.

7.4 The existing garage will be extended to the west and converted into additional living accommodation. The front wall of the extension will set approximately 1.3m back from the principal elevation of the main dwelling, and 7.9m back from the front boundary. The removal of the garage will visually alter the look of the property however the front of the extension will include the addition of a window which is considered to be in-keeping with the host dwelling. The neighbouring properties are bungalows which vary in style and design.

7.5 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

7.6 Due to the separation gaps, it is not considered that any element of the proposal would have an adverse impact on the occupiers of the properties to the east or west.

- 7.7 No. 27 Littlepark Avenue is a detached bungalow located to the north of the application site. The proposed side extension will extend no further than the principal elevation of No. 27. It is noted that the southern elevation of this neighbouring property has no doors or windows, and therefore the side extension will not result in any internal loss of light or over shadowing. The submitted plans show one window is to be inserted into the northern elevation of the side extension, to provide light and ventilation to a bedroom. This will look towards the flank wall of No. 27 and will not result in significant overlooking or loss of privacy. The proposed rear extension is to extend approximately 2m beyond the rear wall of the current garage, and will have a height of 2.8m. the northern wall of the rear extension will be a minimum of 3m from the dwellinghouse at No. 27. a 45 degree test shows the extension will not result in a significant loss of light or overshadowing the internal or external areas of No. 27.
- 7.8 No. 31 Littlepark Avenue is a detached bungalow located to the south, with a garage attached to the northern elevation. The proposed side extension will not be readily visible from the neighbouring property and therefore only the impact of the rear extension is being considered. The southern elevation of the rear extension will be in excess of 2m from the northern elevation of the attached garage at No. 31, and over 5m from the main dwellinghouse. Due to the orientation, the rear extension will have no adverse impact on light, or create overshadowing to No. 31. The submitted plans show no windows are to be inserted into the southern elevation of the extension, and therefore will not have an impact in terms of loss of privacy.
- 7.9 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.

(iv) Impact on parking

- 7.10 The proposal will result in the loss of the garage parking space, however the front of the property has been hardsurfaced and can easily accommodate the parking of three vehicles and therefore complies with the Havant Borough Parking Standards.

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/19/00293 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:

Location plan - received 21.03.19

Block plan - received 21.03.19

Amended existing and proposed floor plans and elevations -
3031.19.19.01(rev a)

Sections and notes - 3031.19.19.02

Reason: - To ensure provision of a satisfactory development.

- 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.