
Site Address:	10 Glebe Park Avenue, Havant, PO9 3JR		
Proposal:	Single storey side extension to create pool house and gym.		
Application No:	APP/19/00652	Expiry Date:	23/08/2019
Applicant:	Mr Mckenzie		
Agent:	Mr Andrews	Case Officer:	Lesley Wells
	SDA Planning Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

10 Glebe Park Avenue is a detached property located in a residential area. The dwelling is located to the very north of Glebe Park Avenue and at the corner with Portsdown Hill Road. To the eastern side of the site runs the A3 (M). The dwelling is a substantial size and is located some 23m from the dwelling to the south.

There is ample parking provision within the site on hardstanding to the west of the dwelling house and within a double garage. The land drops to the south.

2 Planning History

90/51938/002 - Outline application for erection of 3 No. detached dwellings with detached garages. PERM,31/01/1991

APP/13/01142 - Single storey extension to south elevation; first floor extension over garage and extended dormers to north and south elevations., PERM,20/01/2014

3 Proposal

The proposal is for the demolition of a single storey side extension and the erection of a single storey side extension to create a garden store, pool house and gym, with roof lights. The solar panels annotated on the roof plan, do not form part of the application, which the applicant's agent has advised would be erected under permitted development rights.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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

Comment	Officer Comment
None.	

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) Community Infrastructure Levy (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 The proposal is for a large single storey side extension to the east of the site, with fencing (1.8m) and trees and vegetation along this boundary and to the rear. The boundaries to the west and north is a mixture of walls, fencing (approximately 1.8 m height) and vegetation. The proposal would accommodate a swimming pool, gym area and a garden store. The footprint of the extension, which narrows at the northern end, would be 21m x 6.4m max. The development would extend the length of the host dwelling, with access from an existing garage. The proposal was initially flat roofed

with 3 flat roof lights. Following discussions the proposal was amended to a corner roof, with 3 flat roof lights. The material would match those on the host dwelling, which would be a red brick plinth, rendered walls and red clay tiles with windows on the north, west and east elevations and folding doors on the south elevation.

- 7.4 Due to the location of the proposal, on the eastern boundary, it would have a minimal impact on the locality. The proposal would be subservient to the main dwelling and, on balance, would not be out of keeping with the host dwelling.
- 7.5 The design, scale 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 The only neighbour that may be affected would be the property to the rear of the site, which is sited at a lower level. Along the boundary between the two properties there is a 1.8m fence and vegetation. Due to the change in levels the extension would be partially visible, but due to the degree of separation between the two properties (ie approximately 23 m), it would not be materially harmful to residential amenity.
- 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.

7.8 (iv) CIL

- 7.9 The floor area of the proposal is approximately 99 sq m. Therefore the proposal does not fall under the CIL regime as it is less than 100 sqm.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/19/00652 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 & Site Layout Plan - Drawing No. 532/05/100 revision a
Existing Ground Floor Plan - Drawing No. 532/05/101
Existing Roof Plan - Drawing No. 532/05/102
Existing Side Elevation (west and north) - Drawing No. 532/05/103
Existing Side Elevation (east and south) - Drawing No. 532/05/104
Proposed Ground Floor Plan - Drawing No. 532/05/105
Proposed Roof Plan - Drawing No. 532/05/106 revision a
Proposed rear (east) and side elevation (south) - Drawing No. 532/05/108
revision a
Proposed front (west) and side elevation (north) - Drawing No. 532/05/107
revision a
Proposed internal elevations (east) - Drawing No. 532/05/109 revision a

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.