
Site Address:	66 Fourth Avenue, Havant, PO9 2QX		
Proposal:	Single storey rear and side extension.		
Application No:	APP/19/00559	Expiry Date:	31/07/2019
Applicant:	Mr & Mrs Scales		
Agent:	Ms J Leadbetter	Case Officer:	Lesley Wells
	Critchley Architecture and Design		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Fourth Avenue is a residential road in Denvilles, Havant. The road contains a variety of dwelling types including, detached, semi-detached and terraced properties. The road is characterised by a uniform building line. No. 66 is a two storey, detached dwelling with an attached single storey garage to the south.

2 Planning History

APP/11/00046 - Construction of two storey side extension, single storey front extension and rear conservatory., REF,16/03/2011
APP/11/01543 - Construction of single storey front extension, single storey side extension and rear conservatory., PERM,07/12/2011

3 Proposal

The proposal is for a single storey stepped rear and side extension. The roof is flat with four lanterns. The proposal would be located to the rear of the garage on the south boundary, with access from the garage, host dwelling and garden.

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

Councillor J Branson - St Faiths

Councillor T Pike - St Faith's

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: 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

- (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. Planning permission was previously granted under APP/11/01543 on 7/12/11 for the 'Construction of single storey front extension, single storey side extension and rear conservatory.' The side approved extension and conservatory are located on the same footprint as the current proposal.

- (ii) Appropriateness of design and impact on the character of the area

- 7.3 The design of the extension reflects the flat roof garage to the front of the property, which is slightly lower in height and therefore is in keeping with the host dwelling. The overall length is approximately 8.6 m, with a width of approximately 3.8 m. The height is approximately 2.8 m. The materials for the walls would match existing. Due to the location of the development to the side/rear and the fencing and vegetation along the southern boundary the proposal would have no material impact on the character or appearance of the area.
- 7.4 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

- 7.5 The closest properties are to the south (no's 10a and 12). The proposal would not have a significant impact on the outlook, privacy or the amount of available sunlight to these properties, as the development would be single storey, with no side windows or doors looking south, which would be positioned approximately 7 and 10 m to the north. Due to boundary treatments, distance and orientation, the properties to the north would not be material affected by the proposal.
- 7.6 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 PERMISSION** for application APP/19/00559 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 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.

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

Location & Block Plan - 19041-101 O

Existing Plans - Floor Plans - 19041- 201 O

Existing Elevations - 19041 - 301 O

Proposed Plans - Floor Plans - 19041 - 401 A

Proposed Elevations - Proposed Elevations - 19041 - 501 O

Reason: - To ensure provision of a satisfactory development.