
Site Address:	58 Fourth Avenue, Havant, PO9 2QX		
Proposal:	Single storey rear and side extensions.		
Application No:	APP/19/00034	Expiry Date:	26/03/2019
Applicant:	Mr & Mrs Ralph		
Agent:	Mr Ralph	Case Officer:	Denise Sheath
	Martin Ralph Chartered		
	Surveyors		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

58 Fourth Avenue, Havant is a mid terrace two storey dwelling, constructed with red brick and a hung tiled roof, the property has a light blue painted exterior on the original rear wall. The property benefits from a rear dormer and an existing rear extension in the form of a conservatory.

The boundary treatment to the rear consists of an approximate;y 1.8 metre close boarded wooden fence along the southern boundary. Along the northern boundary is a dilapidated wooden fence which meets and approximately 3 metre high hedge with a length of approximately 2.5m, which then joins onto a close boarded fence of approximately 1.8 metres in height.

2 Planning History

None

3 Proposal

Single storey rear and side extensions.

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

None required

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: 3

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 proposal is to construct a single storey rear extension after the demolition of the existing conservatory. The proposal will extend approximately a further 4.615 metres than the previous conservatory and the width of the proposal will be along the shared boundary with No. 56 and No. 60 Fourth Avenue. The distance between the rear elevation of the proposal and the rear boundary of No. 58 is 45 metres.

7.4 The proposal is in keeping with the surrounding residential area.

7.5 A planning application has been received for a single storey rear and side extension at No. 56 Fourth Avenue APP/19/00243 which would share the boundary wall with No. 58 for the construction of their proposed extension.

7.6 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

7.7 The proposal is not visible from the front of the property and would therefore have no

impact on these neighbouring properties opposite.

- 7.8 The neighbouring property at No.60 already benefits from a two storey rear extension and a single storey conservatory to the rear. The proposal would protrude a further approximate 1.55 metres than the existing conservatory at No. 60, therefore the impact on this neighbouring property would be minimal and would not justify a reason for refusal.
- 7.9 The proposal at present would have a detrimental impact with regard to loss of light, tunnelling and overbearing nature to the southern elevation of the neighbouring property at No. 56. A planning application has been received as stated in section 7.5 above for a single storey side and rear extension which is to be recommended for permission. The impact the proposal would have on this proposed extension would not be as significant and would not cause a tunnelling effect or have such an impact on loss of light not cause overbearing. Although the extension would protrude a further 2.785 metres, the proposal would have minimal impact on the proposed extension.
- 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). 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/19/00034 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:

Application Form - Received 08 January 2019
Proposed Plans, Elevations and Section - Drawing No. 13/300/JR/06 - Received 08 January 2019
Proposed Plans, Elevations and Section - Drawing No. 13/300/JR/07 - Received 08 January 2019

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.