
Site Address:	16 Third Avenue, Havant, PO9 2QS		
Proposal:	Extend front of existing integral garage with single storey extension with gable front and pitched tiled roof into main roof; addition of second dormer window to front elevation of house.		
Application No:	APP/19/00250	Expiry Date:	10/05/2019
Applicant:	Mr Plant		
Agent:		Case Officer:	John Shaw
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application dwelling is a detached chalet bungalow at 16 Third Avenue, Havant. The property is set along an irregular building line with its front set at a 45 degree angle in relation to Third Avenue. The dwelling is constructed of heather coloured facing brick, concrete roof tiles and white UPVC windows with light green composite front door.

The property has a single flat roof dormer to the front and rear elevation and benefits from an integrated single garage. The dwelling is set back from Third Avenue by approximately 14m.

The application dwelling forms part of a varied streetscene. The northern side of Third Avenue where the application dwelling is located is characterised by broad detached properties with a mix of chalet bungalows and two storey homes some of which benefit from extensive front gardens while the southern side of this section of Third Avenue is characterised by tightly packed two and half storey Victorian detached dwellings with steep pitched roofs and gabled frontages.

As part of the submitted plans, the addition of a single rooflight to the rear is shown; this element of the overall proposal is considered to be permitted development and is not assessed as part of this report.

2 Planning History

None relevant

3 Proposal

Extend front of existing integral garage with single storey extension with gable front and pitched tiled roof into main roof; addition of second dormer window to front elevation of house.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not applicable

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I wish to make this point. I am not against the plans or development of the property in question. The fact that Third Avenue is a dead end. Heavy car usage. The working life of the residents. Moves differently each day. Skips (grab lorries) block the road for periods of time. Times of this type of work. Could residents be made aware of such movement. Car parking is limited. To have a skip and the possibility of building materials. Plus builders vans and cars of the builders. This would make shift workers. Possibly late for work and cause major inconvenience. To the avenue residents.	It is considered that for a small scale development such as is proposed here that it would not be reasonable for the LPA to impose a condition relating to working hours at the site and working methods to be employed. If concerns are raised during the construction period, these can be addressed under Environmental Protection legislation. An informative in relation to hours of work is however attached for guidance.

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 single front dormer would be the element of the proposal most widely visible within the wider streetscene. The dormer would replicate the appearance of the existing front dormer and appear a proportionate addition which would not unbalance the dwelling's frontage. In light of the setback distance of the dwelling from the highway of approximately 14m, it is not considered that the proposed dormer would appear unduly prominent within the wider streetscene.

7.4 The proposed front extension of the integrated garage would result in the garage projecting ahead of the dwelling by 1.6m; the garage currently projects ahead of the dwelling by 0.1m. The extended garage would also have a small pitched roof that would sit above the eaves height of the existing dwelling. This extension is considered a subservient alteration to the frontage of the dwelling and would not appear unduly prominent when viewed from Third Avenue.

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

7.8 The application dwelling is a detached property and in light of the small scale of the front dormer which would be 1.9m in height and 1.4m in depth, the dormer extension would not have either an overbearing or overshadowing impact on adjacent properties. The front dormer would however serve an existing bedroom and provide clear sightlines of the rear amenity space and a ground floor rear facing habitable room of no. 18 Third Avenue, the neighbouring property to the west. In order to overcome the overlooking impact which would occur to the rear of no. 18, a condition would be added to ensure the dormer windows shall be obscured glazed with two window lights non-opening and the window light furthest from no. 18 to be fitted with a restricted opening only to a maximum of 0.1m. The addition of this condition has been duly agreed with the applicant. The bedroom which the proposed dormer would serve already benefits from clear glazed windows to the side elevation of the application dwelling and therefore it is regarded that this condition would not unduly harm the enjoyment of this room.

- 7.9 In regard to the front extension, the small single storey scale of the proposal that would project to the front of the dwelling by just 1.6m and combined with the separation distances which would exist between the extension and the nearest walls of no. 18 to the west and no. 14 to the east there would be no harm to neighbouring residential amenity.
- 7.10 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 no undue impact on the character of the wider area or on neighbouring amenity and is therefore considered to be appropriate and recommended for approval subject to conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00250 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:

Proposed Elevations, MDP002 REV01
Existing and Proposed Ground Floor Plans MDP003 REV01
Existing and Proposed First Floor Plans, MDP004 REV02
Proposed Site Plan MDP005 REV01
Section Plan, MDP006 REV01
Location Plan

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2018.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the windows to the permitted dormer to the front elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter. The two window lights in the dormer set nearest to no. 18 Third Avenue shall be non-opening lights and retained as such thereafter. The window light in the dormer which is set furthest from no. 18 Third Avenue shall be fitted with an opening restricted to 0.1m and retained as such thereafter. Details of this restricted window opening shall be submitted to the Local Planning Authority and approved prior to the insertion of the window frames.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.