
Site Address: 49 Fourth Avenue, Havant, PO9 2QU
Proposal: Increase in roof height to form habitable accommodation, rear extension and replacement garage following demolition of existing garage.
Application No: APP/19/00185 Expiry Date: 17/04/2019
Applicant: Mr Smith
Agent: Mr R Lilley Case Officer: Bee Crawford
 Lilley Architecture
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow and garage to the rear. It has a red tiled pitched and hipped roof and elevations of red multibrick and cream render. The site is level with open vehicular access to the front leading to a tarmac drive and an area of paving, with a 0.5 metre high wall to the front boundary and 1 metre high fencing to the northern and southern boundaries. The rear garden has a patio area, greenhouse and uncultivated grass and shrubs, enclosed to all boundaries with walls and fencing ranging in height from 1.8 metres to 2 metres.
- 1.2 Detached two storey dwellings are to the south and opposite, a detached bungalow is to the north and the side aspect of a rear garden of a property in First Avenue is to the rear. The area is of medium density with two storey detached, semi-detached and terraced properties and detached bungalows of similar and different age, styles and design and is diverse in nature.

2 Planning History

None relevant to this applicaiton.

3 Proposal

- 3.1 The proposal is to increase the roof height to form habitable accommodation, rear extension and replacement garage following demolition of existing garage.

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

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: 6

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
- (iv) Parking

(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 enlarge and upgrade the existing dwelling from a bungalow to a chalet style property with accommodation at first floor, together with a replacement garage. The design would significantly alter the appearance of the dwelling which would be visible from the public realm, with a distance of 3.5 metres being retained to the highway, although the street scene in this part of Fourth Avenue is diverse in nature.

- 7.4 The scheme includes raising the ridge height by approximately 1.05 metres with a new pitched roof and a flat roofed dormer on the southern side, together with a rear addition extending the width of the property to a depth of approximately 2.4 metres.
- 7.5 The proposal would not project beyond the existing side elevations of the property, retaining the 1 metre distance to the southern boundary and 2.5 metres to the northern boundary.
- 7.6 Whilst the replacement garage is to be built adjacent to the northern boundary, it is of a modest size and height and in isolation could be constructed within the relms of permitted development.
- 7.7 It is acknowledged the proposal would result in a reasonable increase to the original volume of the property, although it is judged the scheme can be comfortably accommodated within the extent of the site.
- 7.8 The relationship between the immediate neighbouring properties is such that the extension is unlikely to harm the degree of spaciousness in this part of the road. 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 therefore considered that the scheme would not result in an adverse impact on the visual amenity of the locality which comprises a mixture of styles and design.

(iii) Effect on neighbouring properties

- 7.9 The proposed development is a refurbishment and extension of the existing dwelling and will be visible from the neighbouring properties adjacent to the application site and the surrounding area. Although the increase in the ridge height is fairly modest at just over 1 metre, the additional roof mass is sizeable. However, it pitches away from the property boundaries and the extended property is set back approximately 2.8 metres from the rear elevation of the neighbouring bungalow to the north.
- 7.10 The rear addition projects 1.5 metres from the rear elevation of the property to the south, which is a two storey detached property, with the northern elevation of this property 3 metres from the shared boundary. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of windows at both neighbouring properties. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at these properties.
- 7.11 There are three small windows proposed in the southern side elevation of the dormer and the plans indicate they are to serve a bathroom and secondary windows to the front and rear bedroom and will face a first floor window in the northern elevation of the neighbouring property at 51 Fourth Avenue. Therefore, in order to limit any perception of overlooking and protect the privacy of the occupiers of the neighbouring property a condition is recommended for the windows serving the bedrooms to be obscure glazed and fitted with window restrictors and the bathroom window to be obscure glazed with only the top fanlights openable.
- 7.12 On the northern roof slope there is a small high level roof light serving the stairwell set back 6.3 metres from the rear elevation of the property. It faces the southern roof slope of the neighbouring property to the north and is therefore considered it would not result in any additional degree of overlooking.

- 7.13 It could be argued that the first floor Juliet balcony could give rise to potential overlooking and loss of privacy to neighbouring rear gardens. However it is considered the resulting degree of overlooking would be no greater than that of a rear dormer which could be constructed without planning permission.
- 7.14 Whilst there are ground floor replacement windows in the side elevations, they are of a modest size and there are no side windows in the rear extension element of the scheme and thus privacy levels are considered to be maintained.
- 7.15 The proposed replacement garage is to be built adjacent to the northern boundary, projecting 3 metres beyond the rear elevation of the existing garage. It has a slight sloping roof to a maximum height of 2.5 metres, and whilst it would fall marginally within the 45 degree overshadowing zone of the windows in the rear elevation of the property to the north, the impact is not so great to justify a defensible reason for refusal. Furthermore, the dimensions of the garage fall within the allowances under permitted development.
- 7.16. There is a distance of approximately 19 metres to the rear boundary of the site which is adjacent to the side aspect of a garden of a property in First Avenue. It is judged the properties to the rear of and opposite the site are a sufficient distance away for any impact to be negligible.

(iv) Parking

- 7.17 There is an increase in the number of bedrooms from two to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application indicating the provision of parking in the driveway, together with the proposed new garage. Conditions are recommended to retain the spaces and the garage for parking at all times.
- 7.18 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00185 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the development hereby permitted, the windows in the dormer on the southern elevation serving the front and rear bedrooms shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and fitted with restrictors, which are to restrict opening to a maximum of 50 mm for ventilation and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

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

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the development hereby permitted, the window in the dormer on the southern elevation serving the bathroom shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) with only the top fanlights openable and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

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

- 5 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site (in addition to the garage) and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

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

Drg no. 446 PL01 Rev 02	Location plan and proposed block plan
Drg no. 446 PL02 Rev 01	Existing floor and roof plans
Drg no. 446 PL03 Rev 01	Existing elevations plan
Drg no. 446 PL04 Rev 01	Proposed floor and roof plans
Drg no. 446 PL05 Rev 01	Proposed elevations plan
Drg no. 446 PL06 Rev 01 garage	Proposed floor, roof and elevation plans of

Reason: - To ensure provision of a satisfactory development.