
Site Address:	6 Denn Fields, Third Avenue, Havant, PO9 2QZ		
Proposal:	Single storey side extension.		
Application No:	APP/19/00117	Expiry Date:	02/04/2019
Applicant:	Mr & Mrs Turner		
Agent:	Ms Leadbetter	Case Officer:	Karen Wooden
	Critchley Architecture and Design Ltd		
Ward:	St Faiths		
Site Visit Date:	06/03/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi detached house located on a small development accessed via a private drive leading from Third Avenue. The property has a brown tiled roof and elevations of render, brick and hung tiles. The curtilage parking is located to the north of the site. The principal elevation of the dwellinghouse is set approximately 22.5m back from the front boundary and is on an 'L' shaped plot.
- 1.2 The other properties within Denn Fields are of a similar age and style. Railway lines run both to the north and the south of the properties.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Single storey side extension.

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

- 5.1 No consultees required for this application.

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: 5

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) Impact on 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.

7.3 The extension is annotated to be an Annexe which is physically attached to the main dwelling and appears to share kitchen facilities in the main house and has an internal link to the main property. The accommodation is for the mother of the owner of 6 Denn Fields. A condition is recommended to ensure that the annex is not capable of separation without planning permission.

7.4 Whilst the site is in relatively close to the railway line, it is set off in a similar proximity to the main house. It is considered that the position of the annex is not likely to result in an unacceptable living environment for future occupants.

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

7.5 The proposed extension is to be set back from the principal elevation and will project 4.2m from the western elevation, approximately 22.5m back from the access road. The roof of the extension is to have a similar pitch to the host dwelling and the proposed materials are to match those used on the host dwelling.

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 Due to the location of the proposed extension, it is not considered that it would have an adverse impact on the occupiers of the property to the west. Due to the railway lines, there are no properties located to the north or south.

7.8 The eastern wall of the proposed extension will be set approximately 5m from the eastern boundary line, which is defined by close board fencing topped with trellis. This boundary is shared with No. 63 Third Avenue. The original scheme showed the proposed windows in the eastern elevation to be clear glazed, however to maintain privacy an amended plan has been submitted showing these windows are to be

obscurely glazed.

- 7.9 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.

(iv) Impact on parking

- 7.10 The proposal will result in the property having one additional bedroom, totalling five. The Havant Borough Parking Standards show that in this instance, no additional curtilage parking spaces are required prior to the occupation of the extension.

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/19/00117 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 and block plan - 19001 - 101 (rev a)
Existing floor plans - 19001 - 201
Existing elevations - 19001 - 301
Amended proposed elevations - 19001 - 502 (rev a)
Amended proposed floor plans - 19001 - 402 (rev a)
Email from agent confirming occupier - received 02.04.19
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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the eastern elevation of the extension the subject of this application 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.

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.

- 5 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling, and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.