
Site Address:	98 Littlepark Avenue, Havant, PO9 3QZ		
Proposal:	Proposed double garage and single storey rear extension and new cladding.		
Application No:	APP/18/00954	Expiry Date:	27/11/2018
Applicant:	Mr & Mrs Lambe		
Agent:	Mr Bessant	Case Officer:	Bee Crawford
	JB Architecture		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow and detached garage situated on an irregular shaped plot which faces Scratchface Lane. It has a brown tiled pitched and hipped roof and elevations of red multibrick and tile hanging to the front gable. The site is level, although lower than the road and has open vehicular access to the front leading to a concrete drive, grass and shrubs. The side and rear garden has areas of grass, shrubs, decking and paving. There is a 1 metre high fence and 2 metre high hedge to the front boundaries. The rear garden is small and triangular in shape enclosed with 1.8 metre high fencing.
- 1.2 The adjoining semi-detached bungalow is to the east, a pair of semi-detached bungalows are to the north-west and opposite beyond a grassed area, and the rear gardens of properties in Alderwood Close and Littlepark Avenue are to the rear. The area is of medium density with two storey semi-detached houses and detached and semi-detached bungalows of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a double garage, single storey rear extension and new cladding.

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: 13

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 application site is situated in a relatively open street scene and the proposed new garage would be visible from the public realm. The development is to provide a new attached double garage and utility room and the replacement of the existing conservatory with an extension of a similar size and would result in a modest increase to the original footprint of the property.

7.4 The new garage would be attached to the property with a pitched roof and would extend 1.75 metres beyond the front elevation of the dwelling, retaining a maximum

distance of 6.7 metres to the highway. Whilst the garage would be set forward of the property beyond in Alderwood Close, it is noted that the site is set beyond a wide grass verge further reducing the proposals impact on the character and appearance of the streetscene.

- 7.5 The replacement rear extension is of a similar size to the existing conservatory with a flat roof and roof lantern. It has a modest depth of 2.2 metres and whilst the rear amenity space is limited it is deemed it would be inappropriate to now resist this element of the proposal. Furthermore, the new extension will improve the availability of the internal accommodation.
- 7.6 The cladding on the existing gable and new garage would upgrade the external appearance of the property. Consequently, 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 new garage and utility room projects away from the boundary with 2 Alderwood Close with a minimum distance of 1.5 metres and a maximum distance of 4.8 metres, with the side elevation of this property a further 1.5 metres away. There is one obscure glazed window in this elevation and it is whilst there is a window in the rear elevation of the utility room, it is considered it would not result in any additional overlooking or have a harmful impact on this property.
- 7.8 There is one window in the west elevation of the rear single storey extension and bi fold doors in the rear elevation. It will replace the conservatory which is of a similar size and predominantly glazed and does not project beyond the rear elevation of the extension of the neighbouring property at number 96 Littlepark Avenue. It is therefore considered the rear extension would not have an adverse impact on the neighbouring properties.
- 7.9 Consequently, it is considered that the proposal is unlikely to 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/18/00954 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 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.

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

Drg no. -01 Rev A	Location plan, site plan and existing ground floor plan
Drg no. -02 Rev A	Existing first floor and roof plan
Drg no. -03 Rev B	Existing elevations and section plan
Drg no. -04 Rev A	Proposed site and ground floor plan
Drg no. -05 Rev A	Proposed first floor and roof plan
Drg no. -06 Rev D	Proposed elevations and section plan
Details of cedar lap cladding colour	

Reason: - To ensure provision of a satisfactory development.