
Site Address:	3 Highbank Avenue, Waterloooville, PO7 5AP		
Proposal:	Single storey rear extension.		
Application No:	APP/19/00018	Expiry Date:	15/04/2019
Applicant:	Mr & Mrs Wright		
Agent:	Mr C Mallen	Case Officer:	Emma Chisnall
	Thorns - Young Ltd		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 3.1 3 Highbank Avenue is a two storey semi-detached property situated to the south side of the highway in Havant. The dwellinghouse is situated on level ground and is constructed of facing brickwork and concrete tiles with a fully hard-surfaced amenity space to the front which provides a parking provision for three cars.
- 3.2 The dwellinghouse benefits from a substantially long but narrow garden space to the rear which is laid as lawn and surrounded with a part fence and part hedge approx 2m around the curtilage boundary. To the west No 3 has an area of hard-surfacing which runs along the length of the dwellinghouse providing an access to the rear garden from Highbank Avenue.

2 Planning History

None

3 Proposal

- 3.1 Single storey rear 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

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I wish to object on the following grounds:- Due to the size of the proposed extension extending approximately 3 metres beyond our property, this will cause a lack of light in the ground floor rear rooms. In particular, from early afternoon onwards this will mean the back of our house (sun room, kitchen and dining room) will be cast in shadow, as will our patio area. This will mean that in our dining room, in particular, we will need to have a light on at all times when in use. Also, this particular part of the side elevation is currently a private hedge but this will be replaced with an unsightly brick wall, and this will also have an impact on the wildlife that currently use this hedge.	See section 7 Boundary walls are a civil matter and should be discussed directly with your neighbour.
I wish to highlight my concerns with the effects on the loss of daylight/sunlight into my home through my only kitchen window, from the proposed flat roof extension to an existing tapered {for want of a way to describe the existing extension} roof line The kitchen window is facing No.3, with the joint drive between us. The kitchen window receives natural light only in the morning & midday, reduced already from the existing extension. In the winter months this means that I must switch on artificial light in the kitchen as it is! Therefore, the flat roof extension length and height will further effect/impact my only, already poor light source.	See section 7

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 proposed development shall be positioned to the rear of the property and shall be hidden from the public realm therefore retaining the existing visual appearance of No 3 from Highbank Avenue. Due to the scale of the proposed development, its height and position on No 3 the works are considered to appear subservient on the dwellinghouse and from being built in matching materials will look in keeping to the property and locality.

7.4 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

7.5 The works have the potential to impact the adjacent neighbours No 5 and No 1 Highbank Avenue and concern has been raised by the public regarding the extension and the impacts caused to neighbouring amenity levels and losses of light.

7.6 The works are up to the shared boundary with No 1 Highbank Avenue which is the dwellinghouse to the east. Although the proposed extension shall be large in depth it shall replace an existing rear extension and therefore the additional depth created as a result shall project approx 1m past the rear extension at No 1 which reduces the visual dominance caused by the development. When applying a 45 degree test from the central point of the neighbours window the development does not cross this which shall mean light levels reaching the neighbouring dwelling would not be significantly impacted nor shadowing created as a result. In combination of the works being flat roofed in nature the development, on balance, is not considered to result in a significant enough harm to the neighbouring property to warrant a refusal of planning permission and is therefore considered to be acceptable. The extension does not propose any side windows within it which shall protect existing privacy levels between the neighbours with the works resulting in an acceptable impact.

7.7 The neighbouring dwelling to the west No 5 Highbank Avenue is set off from the proposed extension by approximately 2m when taken from the shortest point and the works shall be set off from the shared boundary by approx 1m which meets with acceptable guidance for single storey development within the Havant Borough Design Guide. No 5 has a single window within the east side elevation serving the kitchen and there is concern light would be further restricted by the proposed extension. However, it is noted that the window is already in line with the two storey property of No 3 and flank wall impacting the current view from the window and light levels reaching it. Although

the extension shall continue along the west side elevation of No 3 this would be at single storey height with a flat roof and is therefore, combined with the set off from the neighbouring dwelling, considered to result in a limited and acceptable impact on this window that would not warrant a refusal of planning permission. The extension does not propose any side windows within it which shall protect existing privacy levels between the neighbours with the works resulting in an acceptable impact.

- 7.8 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).

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/19/00018 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 Block Plan: Drawing No TQRQM19008143137186
Proposed Location Plan: Drawing No TQRQM19008143254392
Existing and Proposed Floor and Elevation Plan: Drawing No 2248.18
Reason: - To ensure provision of a satisfactory development.
- 3 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.