
Site Address:	10 Fifth Avenue, Havant, PO9 2PL		
Proposal:	Two storey side and single storey rear extension.		
Application No:	APP/18/00382	Expiry Date:	05/06/2018
Applicant:	Mr Glanville		
Agent:	Mrs Marshall	Case Officer:	Bee Crawford
	Sea Salt 47		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property and attached garage situated on the corner of Fifth Avenue and Blenheim Gardens. It has a slate tiled pitched and hipped roof and elevations of red multibrick and white render. The site is level with open vehicular access leading to an area of block paving and shrubs with a 1.2 metre high fence to the western boundary and a 1m high wall and shrubs to the front and part of the eastern boundary. The rear garden is mainly laid to lawn with mature shrubs, several sheds and a greenhouse, enclosed to all boundaries with 1.8 metre high fencing.
- 1.2 The adjoining semi-detached property is to the west, a pair of two storey semi-detached properties are to the east, beyond Blenheim Gardens, a detached bungalow is opposite and the driveway to the adjoining property at number 8 is to the rear. The area is of medium density with two storey detached and semi-detached properties, bungalow and chalet dwellings 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 two storey side and 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)

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

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
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: 4

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 for a two storey side (eastern) and single storey rear extension and would be visible from the public realm. The scheme would result in a generous increase to the original volume of the property, however the two storey side extension will replace the existing garage and the additional increase in the existing footprint of the property is considered reasonable.

- 7.4 For schemes such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This recommends two storey side extensions should be subservient to the main building with a lower ridge height so that they do not dominate the main frontage, and advises that it is important that gaps are retained between buildings to prevent neighbouring properties and the street scene being adversely affected.
- 7.5 The ridge height of the side extension is approximately 0.3 metres below the existing ridge with a pitched and hipped design, is set back 0.3 metres from the front elevation of the property and it is considered to be subservient by virtue of the width. Furthermore, the property is situated on the corner of Fifth Avenue and Blenheim Gardens with a two storey semi-detached property beyond, approximately 12 metres away. It would result in a cohesive form of development, and given its location, it is deemed unlikely to look cramped within the existing street scene.
- 7.6 The single storey rear extension is to replace an existing addition and will join part of the side extension. It is approximately 5.3 metres in depth with a flat roof and three small roof lanterns.
- 7.7 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 proposed two storey side extension would be adjacent to the eastern boundary, and whilst there is one window at first floor in the eastern elevation, it would overlook the road, with the western elevation of the property to the east 12 metres away. There is one window in the rear elevation of the side addition, although the property to the north is in excess of 25 metres away and it is judged any impact on this property would be minimal. The properties opposite are set back from the highway and as such considered to be a sufficient distance away for any impact to be nominal.
- 7.9 The single storey rear extension does not have any side windows and extends across the rear of the existing property and part of the side extension and has a depth of 5.3 metres. Although it is to be built close to the western boundary of the property, it is of a reasonable height and would not project beyond the rear elevation of the extension to the neighbouring property at number 8 Fifth Avenue and would therefore not result in any loss of light to this property. The two storey side element of the development does not extend past the existing rear elevation of the property and it is judged any impact on the property to the west would be negligible.
- 7.10 Whilst the rear extension is of a reasonable depth, the remaining depth of the garden would be a minimum of 10 metres as recommended in the Havant Borough Council Borough Design Guide.

(iv) Parking

- 7.11 There is an increase in the number of bedrooms from three 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 to reflect this and it is therefore considered a condition is not necessary in this instance.

- 7.12 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/18/00382 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 stated under Section 11 (Materials) of the application form.
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. 17028-300	Location plan
Drg No. 17028-301A	Proposed parking and block plan
Drg No. 17028-100	Existing floor plans
Drg No. 17028-101	Existing elevation plans
Drg No. 17028-103C	Proposed floor plans
Drg No. 17028-201C	Proposed elevation plans

Reason: - To ensure provision of a satisfactory development.