
Site Address: 1A Castle Avenue, Havant, PO9 2RY
Proposal: Variation of Condition 3 of Planning Permission APP/17/00833 relating to amended elevation, rooflight and roof design.
Application No: APP/18/00294 Expiry Date: 10/05/2018
Applicant: Mr Cameron
Agent: Mr Russell Case Officer: Rachel Ballam
D84 Architects Ltd
Ward: St Faiths
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached, two storey, residential dwellinghouse located on the western side of castle avenue on a prominent corner position between Castle Avenue, Emsworth Road and Castleway. The property comprises elevations of brick construction with a tiled pitched roof and benefits from open vehicular access to the front driveway which provides adequate off-road parking provision.
- 1.2 The site is enclosed by a brick boundary wall to the south elevation which is in excess of 2 metres in height and is further screened by a variety of mature trees and vegetation. The north and eastern boundaries comprise a low lying brick wall with a timber close boarded fence on top which is approximately 2 metres in height. The property currently benefits from a single storey garage to the rear which also provides open vehicular access.
- 1.3 The area is primarily residential in nature with a medium density of dwellings adjacent to the site all of a similar age and style albeit slightly varied in terms of their design.

2 Planning History

98/50612/003 - Single storey extension to east elevation, PERM, 23/11/1998
94/50612/001 - Rear single storey extension., PERM, 17/06/1994
APP/17/00833 - Rear single storey extension, PERM, 21/09/2017

3 Proposal

- 3.1 The application proposes a Variation of Condition 3 (approved plans) of Planning Permission APP/17/00833 to amend the design and materials of the single storey rear extension.
- 3.2 Relative to the previously approved extension the current application seeks a change of materials from timber cladding to brickwork to match that of the existing main property to the east elevation of the extension and the addition of a glazed hipped roof lantern. The position and footprint of the extension as currently proposed would remain unchanged relative to the previously approved plans.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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.

7.3 The current application proposed an alternative but similar scheme to approved

application APP/17/00833. A strong precedent has therefore been established for the principle of this development.

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

- 7.4 Whilst the proposed extension would be sited to the rear of the application property, due to the orientation and siting of the dwelling within the application site and relative to the surrounding roads, the proposed development would be prominently positioned and readily visible from the public realm, particularly from the road which backs the application site. As originally proposed the application sought to remove the detailing from the parapet and to increase the height of the extension. The alterations would have resulted in an overlarge and overbearing form of development which would have been inappropriate given the position of the extension relative to the road. As such, following negotiations with the agent, the current application seeks to retain the height and parapet detailing of the extension as approved under APP/17/00833. The approved position and footprint would also be retained.
- 7.4 Relative to the previous approved scheme (APP/17/00833) the current application proposes a fully glazed hipped roof lantern to the flat roof of the extension. The roof lantern would not be expected to have a significant impact upon the actual or perceived bulk or scale of the extension owing to its lightweight form and materials. The proposed lantern would not appear out of keeping in its design or materials relative to the existing property, as extended, and would not have a significant negative impact upon the visual amenity of the application site or the wider street scene.
- 7.5 The previously approved scheme included timber cladding to all external elevations. The current proposal instead seeks brickwork to match that of the existing main property to all external elevations. As originally proposed the brickwork was not considered suitable as it would have compounded the imposing appearance of the structure when considered in combination with the increased height. However, in the context of the current proposal, which now seeks to retain the height and parapet detailing as previously approved, the brickwork would be considered appropriate. The brickwork would be in-keeping in its appearance with the existing main property and surrounding development and would not impact negatively upon the visual amenity or character of the street scene. The extension as currently proposed would not be expected to represent an overbearing form of development.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and the wider locality is therefore considered to be acceptable and in accordance the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.7 The proposed extension would not extend beyond the line of the rear elevation of the existing garage to be replaced, nor would development within the application site be brought any closer to the common boundary shared with the neighbouring dwelling to the west. The proposed development would result in a slight increase in height relative to the existing garage to be replaced, though the increase would not be substantial and would not represent a significant deviation from what would ordinarily be allowed under Permitted Development rights. It is acknowledged that the width of the proposed extension represents a significant increase to what is currently evident on site, however, the increase in width is towards eastern side of the property which is screened from the public realm by the current boundary treatment. No additional openings are proposed within the western elevation. The current proposal would not, therefore, be considered to result in a significant negative impact upon the amenities of surrounding development relative either to the existing garage to be replaced nor the previously approved scheme (APP/17/00833).

- 7.8 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/18/00294

(A)

(B) for the following reasons/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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan

D8417_22/01 P1 - Block Plan

D8417_22/30 P6 - Proposed Ground Floor Plan

D8417_22/31 P6 - Proposed North Elevation

D8417_22/32 P6 - Proposed East Elevation

D8417_22/33 P6 - Proposed West Elevation

Reason: - To ensure provision of a satisfactory development.