
Site Address:	1A Castle Avenue, Havant, PO9 2RY		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00833	Expiry Date:	25/09/2017
Applicant:	Mr Cameron		
Agent:	Mr Russell	Case Officer:	Harriet Pitney
	D84 Architects Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

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 offroad parking provision.

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.

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

APP/13/00801 - Demolition of existing flat roof garage and lean to roof. Erection of single storey rear extension and detached carport with associated enclosed store., PERM,07/10/2013

3 Proposal

This application is for the erection of a single storey extension to the rear of 1a Castle Avenue.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required in relation to 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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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 to be acceptable in principle subject to development management criteria.

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

7.3 Whilst the proposed extension would be sited to the rear, due to the orientation of property in relation to the plot of land in which it sits, the proposed development would be readily visible from the public realm. The property currently benefits from a single storey garage which forms an extension to the main dwelling in the location of the proposed extension which is sited adjacent to the shared boundary with the adjacent neighbouring property and extends approximately 7 metres from the rear wall of the original dwelling with a height of approximately 2.45 metres.

7.4 The proposal seeks to demolish the existing garage and replace it with a new

extension which extends approximately 6.9 metres beyond the rear wall of the original dwelling with a width of 7.2 metres and a height of approximately 3.2 metres. On this basis, whilst it is acknowledged that the proposed extension would constitute a significant increase in the width of what is currently evident on site, it is considered that the design and appearance of the proposal is deemed appropriate in context to the main building and would respect the existing built form.

7.5 The materials proposed for the replacement extension represents a contrast to the main dwelling in the form of timber masonry cladding. It is acknowledged that Paragraph 60 of the National Planning Policy Framework states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. On this basis, it is considered that whilst this would represent a contrast which has the potential to alter the character and appearance of the main dwelling, it is considered that the existing boundary treatment provides partial screening of the replacement extension from the public realm. Furthermore, a condition has been imposed on the planning approval to ensure that a full materials schedule and/or sample of the proposed materials is submitted to the Local Planning Authority prior to the commencement of development to ensure the successful integration of the proposed extension.

7.6 It is therefore considered that the scheme would not result in an adverse impact on the visual amenity of the locality and meets the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.7 As specified above, the application site currently benefits from a single storey garage to the rear. The width of the proposed extension would not extend beyond the depth of what is currently evident on site or be positioned any closer to the western boundary which is shared with the adjacent neighbouring property. The proposed development would result in a slight increase in height, however it must be acknowledged that the proposed height still meets the criteria allowed for under Permitted Development and as a result is considered to be minimal. Furthermore, there are no additional windows/doors proposed within the western elevation and as a result it is not considered that the proposed extension would result in any additional loss of light, privacy, outlook or appear overbearing to the adjacent neighbouring property.

7.8 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. On this basis, it is not considered that the proposed extension would result in any impact which would be considered detrimental to the neighbour amenity of any of the surrounding or adjacent residential properties.

7.9 Consequently, it is considered that the proposal is unlikely to appear overbearing or result in any additional overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or surrounding the application site. It is considered that the proposed development therefore meets the requirements of Policy CS16 of the HBLP (Core Strategy).

7.10 It is noted that no letters of objection have been received in relation to this application.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a 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/17/00833 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory 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- received 31st July 2017

Block Plan (D8417_22/01 P1) - received 31st July 2017

Existing Ground Floor Plan (D8417_22/10 Rev P1)- received 31st July 2017

Existing North Elevation (D8417_22/20 Rev P1)- received 31st July 2017

Existing East Elevation (D8417_22/21 Rev P1)- received 31st July 2017

Existing West Elevation (D8417_22/23 Rev P1)- received 31st July 2017

Amended Proposed Ground Floor Plan (D8417_22/30 Rev P3)- received 30th August 2017

Amended Proposed North Elevation Plan (D8417_22/31 Rev P3)- received 30th August 2017

Amended Proposed East Elevation Plan (D8417_22/32 Rev P3)- received 30th August 2017

Amended Proposed West Elevation Plan (D8417_22/33 Rev P3)- received 30th August 2017

Reason: - To ensure provision of a satisfactory development.