
Site Address:	7 Woodbury Avenue, Havant, PO9 1RH		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00732	Expiry Date:	08/09/2017
Applicant:	Mr & Mrs Rhodes		
Agent:	Mr Critchley	Case Officer:	Bee Crawford
	Martin Critchley, Architect		
Ward:	St Faiths		
Site Visit Date:	25/07/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey property and integral garage. It has a brown tiled pitched and barn hipped roof and pitched roof dormers and elevations of red multibrick with tile hanging at first floor. The site is level with open vehicular access to the front leading to an area of shingle and grass, enclosed by a 2 metre high hedge to the eastern and western boundaries and a 0.5 metre high wall and shrubs to the front. The rear garden is mainly laid to lawn with a patio area, trees and shrubs with 2 metre high hedging to the eastern and western boundaries and a 1.6 metre high fence and mature shrubs to the rear boundary.
- 1.2 Detached two storey properties are to the east and west, a detached bungalow is opposite and the rear garden of a two storey terraced property in Regents Court is to the rear. The area is of medium density with two storey semi-detached and terraced properties and detached two storey properties and bungalows of similar and different age, style and design.

2 Planning History

- 2.1 None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a 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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

The rear garden consists of a mature Ash tree of fair quality which is located on the rear boundary close to the north east corner of the property. Further from the proposed development, there is a mature Hawthorn and Norway Maple tree of fair quality located on the rear boundary line.

The trees are considered to be of sufficient distance away from the proposed development to constitute any constraint to the development and I have no objection to the proposals in Arboricultural terms. Any consent should be conditioned that the Tree Protection Plan submitted as part of the application is closely adhered to and that the protective fencing be erected to prevent the storage of materials within the RPAs of these trees.

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: 3

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 property is situated on a good sized plot set back approximately 7 metres from the front boundary, and consequently the proposed rear extension would not be visible from the public realm. The proposal extends 8.375 metres across the width of the property and the maximum depth is 6.7 metres to the eastern elevation, reducing to 5.4 metres to the western elevation. It has a flat roof with roof lanterns to a maximum height of

approximately 3 metres. The development would result in a modest increase to the original footprint of the property and would fall within the criteria for prior notification for larger extensions process.

- 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 development is a continuation of the dwelling and is to replace the existing summerhouse with a larger extension of a modest height. It does not project beyond the side elevations of the existing property, maintaining the distance of 0.9 metres to the eastern boundary. Although there is glazing in the rear bay element of the addition there is good screening to the boundary with 9 Woodbury Avenue and it is considered the proposal would not result in any harmful impact to this property.
- 7.6 Whilst there is a window and french doors in the western elevation of the extension, it is approximately 7 metres from the western boundary which benefits from mature hedge screening. It is therefore considered any impact on the property to the west will be negligible. The rear elevation of the extension is in excess of 20 metres from the rear elevation of the property to the north in Regents Court.
- 7.7 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 property 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/17/00732 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 must be undertaken in accordance with drawing number 17040-105 to include chestnut pale fencing to protect the ash trees.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.

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

Drg no. 17040-101O	Location plan and proposed block plan
Drg no. 17040-201B	Existing ground and first floor plan
Drg no. 17040-301A	Existing elevations plan
Drg no. 17040-401F	Proposed ground and first floor plan
Drg no. 17040-501C	Proposed elevations plan
Drg no. 17040-105O	Tree protection plan
Tree survey and method statement 28/07/17	

Reason: - To ensure provision of a satisfactory development.