
Site Address: 5 Fourth Avenue, Havant, PO9 2QU
Proposal: Alteration to rear extension west wall; render to west wall.
(Amendment to planning permission APP/15/00785).
Application No: APP/17/00882 Expiry Date: 04/10/2017
Applicant: Mr Forbes
Agent: Mrs Williams Case Officer: Daphney Haywood
 Innovate 4
Ward: St Faiths
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling located on a relatively long plot on the south side of Fourth Ave. The dwelling is finished in a mix of red brickwork and white painted brick work. The area is primarily residential comprising mainly detached dwellings some of which are of similar design and character.

2 Planning History

03/68153/000 - Construction of rear conservatory and two storey rear extension.,
REF,01/04/2003

03/68153/001 - Construction of rear conservatory and two storey rear extension
(resubmission)., PERM,04/06/2003

APP/11/01547 - Crown lift to 5m and remove diseased, damaged and crossing
branches on 1No. Horse Chestnut tree (T2) subject to TPO 1330., PERM,01/12/2011

APP/15/00785 - Two storey rear extension and porch to front., PERM,06/10/2015

3 Proposal

Alteration to rear extension west wall; render to west wall. (Amendment to planning permission APP/15/00785).The works as now proposed will overhang the side boundary - guttering. Notice has been served on the adjacent property at No 7 Fourth Avenue. The alterations relate to:-

- A very slight change to the side wall of the kitchen to reflect the revised site area, such that the wall is now on the same line as the existing building where previously it was set in slightly .
- The north west elevation is now to be finished in white render. It is currently white painted brickwork.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)

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: 10

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 works have been designed to compliment the character of the existing house and whilst the works involve significant areas of white render, these either replace existing white painted brick work, or are at the rear where they are not in the public realm. 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

- 7.4 The alteration from the plans previously approved relates to the west elevation adjacent no 7 Fourth Avenue. This property is sited such that the proposed extension would not extend beyond the front of No 7, which has a drive to a rear garage closest the boundary. Additionally the extension has been designed with the single storey element adjacent this boundary and the 2 storey element would be 2.9m from the boundary. Given the staggered siting of the dwellings, there will be some impact on the front windows of No 7, but not so great as to be detrimental given the relationship between buildings, and the proposed slight realignment of the single storey rear extension will not materially impact this. As the guttering would now overhang the boundary certificate B has been completed and notice served on No7.
- 7.5 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 character of the area and 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/17/00882

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:

Location plan PL01Rev A
Site plan PL02Rev A
Existing plans and elevations PL03
Existing elevations PL04Rev A
Proposed plans PL05 Rev E
Proposed elevations PL06 Rev B
Proposed elevations PL07 Rev C
Proposed sections PL08 Rev A
Tree Protection Plan TPP - FWTC/211/TPP REVA

Reason: - To ensure provision of a satisfactory development.

- 3 The windows at or above 1st floor level in the side (south-east and north-west) elevations of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The external materials used shall be as set out on the submitted forms and plans or 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.