
Site Address:	6A Glebe Park Avenue, Havant, PO9 3JR		
Proposal:	Single storey rear extension and extension of existing patio area.		
Application No:	APP/17/00628	Expiry Date:	10/08/2017
Applicant:	Mr & Mrs Chandler		
Agent:	Miss Carswell	Case Officer:	Bee Crawford
	Apropos Conservatories LTD		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site is a large two storey detached property and integral garage, which has been previously extended. It has a brown tiled pitched roof and elevations of beige multibrick with tile hanging at first floor. The site is level although there is a sharp north/south decline to the road. Vehicular access is via electric gates which lead to a large tarmac parking area and grass. There is hedging to the northern boundary, a dwarf wall and fence to the southern boundary and a wall and railings ranging in height from 1 metre to 2 metres to the front boundary. The rear garden is mainly laid to lawn with a raised patio area, decking and a shed, enclosed by fencing ranging in height from 1.2 metres to 1.8 metres together with mature trees and shrubs.

1.2 Large two storey detached properties are to the north and south - the northern property is at a higher level and the southern property at a lower level to the application site, the A3(M) is to the rear and the side aspect of a garden to a property in Glebe Park Avenue is opposite. The area is of low to medium density with large two storey detached 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 for a single storey rear extension and extension of the existing patio area.

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

No arboricultural objections as proposed development is located to original conservatory and patio footprint.

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: 1

Comment	Officer Comment
Privacy, intrusion and overlooking issues on neighbouring rear garden at 6 Glebe Park Avenue: • Plan 3660/005/B does not mention width of extension of patio area • Creation of unacceptable viewing platform • Concerns with regard to increase in height of platform • No clear indication if there is a side window overlooking neighbouring property	The neighbour was contacted to arrange a site visit, although no response was received The proposed plan shows the patio including the new infill area See section 7 See section 7 See section 7
Obstruction, noise, road traffic and work hassle	This is not a planning issue - it is advised that any concerns regarding noise during building works would be an matter for the Council's Environmental Health Section.
Existing legal challenges with respect	This is a civil matter which would need to

to CCTV cameras and unreasonable behaviour	be resolved between the applicant and his neighbour.
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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 13 metres from the front boundary, and consequently the proposed rear extension would not be visible from the public realm. The proposal is to replace the existing conservatories and extends approximately 12 metres across the width of the property. It will be attached to the utility room to the north, with a depth of 2.8 metres to the southern elevation and the flat roof has a maximum height of 3.713 metres inclusive of the two roof lanterns and increase in height of the patio. The addition, together with the existing extension would result in a reasonable increase to the original volume of the property, although it will update the existing rear conservatories and can be comfortably accommodated within the extent of the site, resulting in a cohesive form of development.

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 to replace two existing conservatories with a larger single storey extension of a modest depth of no more than 2.8 metres does not project beyond the side elevations of the existing property. Whilst the extension will be 0.6 metres closer to the southern border of the property, a minimum distance of 2.9 metres will be maintained to the shared boundary. The northern part of the extension will join the existing utility room, with a nominal projection of 0.3 metres beyond the rear elevation of the utility room and it is therefore considered any impact on the property to the north will be negligible.

7.6 Concerns were raised that there was no clear indication as to whether there was a side window in the southern elevation of the extension. Both the proposed floor and elevation plans show one narrow full height window in this side of the proposal. It is considered that this would not result in any harmful degree of overlooking to the property at 6 Glebe Park Avenue, given that the existing conservatory is predominantly glazed. It should be noted an appointment was offered to this

neighbour in order to assess any potential impact, although no response was received for this to be arranged.

- 7.7 Regarding the patio area, an objection was received concerning the proposed height and creation of an unacceptable viewing platform. An existing area of grass is to be utilised for the infill patio extension, together with an increase in the overall height of the patio by approximately 30 cm for the length of the extension. However, in view of the distance to the property boundaries and the existing screening, it is not considered that this increase in height will result in a harmful degree of overlooking. The rear elevation has full height windows and bi-fold doors, although there are no properties to the rear of the application site.
- 7.8 Consequently, it is considered that the proposal will not 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, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

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/17/00628 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:

Location plan
Proposed block plan
Drg no. 3660/001/B Existing elevations plan
Drg no. 3660/002/C Existing ground floor plan

Drg no. 3660/003/B	Proposed elevations plan
Drg no. 3660/004/C	Proposed ground floor plan
Drg no. 3660/005/B	Proposed roof plan
Drg no. 3660/006/B	Illustrative plan

Reason: - To ensure provision of a satisfactory development.