
Site Address:	51 Fourth Avenue, Havant, PO9 2QU		
Proposal:	Removal of existing garage and erection of single storey rear and side extension.		
Application No:	APP/18/00150	Expiry Date:	16/04/2018
Applicant:	Mr A Downer		
Agent:		Case Officer:	Rachel Ballam
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is situated within a densely developed urban settlement, fronted by the road and surrounded by residential development. Properties within the street vary with regards to form, style, materials and scale. The neighbouring house to the south maintains a high degree of uniformity with the application property, whilst the two differ significantly in appearance from the bungalow to the immediate north of the application site.
- 1.2 The application property is a two-storey detached house constructed from facing brick with hanging tiles at first floor level, white uPVC windows and broad concrete roof tiles. A single driveway leads from the fronting road to a flat roof detached garage to the rear of the main house. The small front lawn area to the front of the house is bordered by a low brick wall whilst the larger rear garden is bordered by a close board timber fence.

2 Planning History

02/57698/002 - Crown reduce by 25% and crown thin Oak tree (T1) subject to TPO 0608., PERM,05/12/2002
98/57698/001A - Crown reduce an Oak tree (T1) subject to TPO 608, PERM,25/09/1998
98/57698/001B - Thinning an Oak tree (T1) subject to TPO 608, REF,25/09/1998
98/57698/001 - Thinning an Oak tree (T1) subject to TPO 608, REF,25/09/1998
92/57698/000 - Raise to 4 - 5m, thin by 10 - 15% and lightly trim crown of Oak covered by TPO 608., PERM, APP/10/00480 - Crown reduce Oak tree by 30% subject to TPO 0608., PERM,18/10/2010

3 Proposal

- 3.1 The application proposes a single storey side and rear extension to wrap the north-east corner of the existing house. The extension would be constructed from materials to match those of the existing house and would have a dual pitched roof.
- 3.2 The side element of the proposed extension, proposed for use as a workshop, would replace the existing detached garage, extending further east than the existing outbuilding to be replaced (by 1.9m) and projecting further forward so as to connect with the north-east corner of the main house. A continuation of the roof of the extension would

project forward to form an open sided pitched canopy extending part way down the northern elevation of the main house. The roof would achieve an eaves height of 2.3m above ground level and a maximum ridge height of 3.1m above ground level.

- 3.3 The rear portion of the extension would span the width of the rear elevation of the main property and would achieve a depth of 4.4m. The pitched roof would contain three roof lights on either side. The southern elevation would contain one high level window whilst the rear elevation would be substantially glazed using full height units. The roof would achieve an eaves height of 2.3m above ground level and a maximum ridge height of 4.2m above ground level.

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

Arboriculturalist

Highways Engineer, Development Engineer

This is an application that should be determined by the Planning Authority using standard Highway Guidance.

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: 5

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
- (iv) Tree Protection

(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 side element of the proposed extension would represent a significant increase in height and footprint and overall mass, bulk and scale relative to the existing garage outbuilding to be replaced, particularly with regard for the roof, which would be elevated from a flat roof to a pitched roof. However, this element of the extension would remain highly subservient to the existing main house and would not appear overlarge within the context of its curtilage or surrounding development. The extension would be constructed in a form and style and using materials to match those of the existing main house and would not impact negatively upon the appearance or character of the application site or the wider street scene.

7.4 The rear element of the proposed extension would not be readily visible from the fronting road and, as such, would not impact significantly upon the appearance or character of the street scene. Notwithstanding its position the extension would remain in-keeping with the main property in respect of its form, style and materials and would not appear overlarge or domineering relative to the existing house, the application site or surrounding development.

7.5 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

7.6 The proposed extension would be of single storey form and would contain no openings to the northern elevation and only roof lights and a high level window to the south. The extension would contain a high level of glazing within the rear elevation but would remain well distanced from the adjacent properties to the rear of the application site. As such the proposal would not impact negatively upon the privacy of surrounding properties.

- 7.7 The side element of the proposed extension would represent an increase in footprint, height and overall scale relative to the existing garage to be replaced and would be positioned within close proximity to the common boundary shared with the neighbouring bungalow to the north. It is noted that the facing elevation of the neighbouring bungalow contains one small obscure glazed window. In considering the current position and bulk of the existing outbuilding, the existing boundary fence to be retained, the relative orientations of the existing dwellings and the modest eaves and ridge heights of the proposed extension, the proposal would not be expected to have a significant negative impact upon outlook or light for the neighbouring property to the north relative to the existing garage to be replaced.
- 7.8 The rear element of the proposed extension would be positioned 1m from the common boundary with the neighbouring house to the south and would achieve its maximum ridge height at a distance of 4.5m from the common boundary. In considering the height and depth of the proposed extension and its position relative to surrounding residential properties, the development would not be expected to have a significant negative impact upon the neighbour amenities.
- 7.9 On balance, in considering the above points, it is assessed 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.

(iv) Tree Protection

- 7.10 A mature oak tree is situated within the rear curtilage of the application property which is subject of a Tree Protection Order. The proposed development would encroach to within the root protection area of the tree. A Tree Protection Plan and Arboricultural Method Statement have been submitted as part of the current application and reviewed by an Arboricultural Officer upon consultation by the Local Planning Authority. In considering the comments of the Arboricultural Officer and the details contained within the submitted documents it is not expected that the proposed works would impact negatively upon the protected tree, subject to implementation in strict accordance with the submitted details.

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/18/00150

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

AD/2018/01/01
AD/2018/01/04
AD/2018/01/05
AD/2018/01/06

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 The development hereby permitted shall at all times be implemented in strict accordance with the details contained within the approved Tree Protection Plan and Arboricultural Method Statement unless and until otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.