
Site Address:	39 Chestnut Avenue, Havant, PO9 3QS		
Proposal:	Single storey rear extension .		
Application No:	APP/17/00620	Expiry Date:	21/08/2017
Applicant:	Mr D McNeice	Case Officer:	Karen Wooden
Agent:			
Ward:	Bedhampton		
Site Visit Date:	25/07/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property the subject of this application is a detached bungalow located on the eastern side of Chestnut Avenue in Bedhampton. To the front of the property is a small lawned area, a driveway providing off road parking, and a garage attached to the southern elevation of the property.
- 1.2 The streetscene is characterised by evenly spaced detached and semi detached properties, many of which have been altered or extended. The site levels descend from west to east.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

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)

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees required for 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: 8

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 proposed extension is to be attached to the rear of the property and will not be visible from the public realm. The extension will result in a modest increase to the original footprint of the dwelling, the size of which would normally be considered to be Permitted Development, with this application being required due to the site levels. Many properties, including the properties to the north, east and south of the application site, benefit from rear extensions.

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

7.4 The property to the north (37 Chestnut Avenue) is a detached bungalow similar in style and design to the application site. No. 37 has been extended to the rear by approximately 4m. The extension will be set 2.2m in from the northern boundary and a gap exceeding 6m will exist between the two properties. No windows are proposed for the northern elevation.

7.5 The property to the south (41 Chestnut Avenue) is also of similar design to the application site and has been extended to the rear. The proposed extension will be set 3m in from the southern boundary and a gap of approximately 4.5 will exist between the two properties. No windows are proposed for the southern elevation

7.6 The property to the east (16 Littlepark Avenue) is a two storey dwelling. The rear boundary between this and the application site is defined by fencing and trees/bushes, which provide some natural screening. No. 16 Littlepark Avenue have extended their property to the rear with a pitch roof extension. A garden length of approximately 12m will be retained. Due to the site levels descending from west to east, the proposal will be visible from No. 16 Littlepark Avenue, however currently the rear of the application site consists of a rear extension with patio doors and an open veranda. It is therefore not

considered that the proposal would have a significantly greater impact on the residents of No. 16 Littlepark Avenue in terms of overlooking

- 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 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/17/00620 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 - received 23.06.17

Block plan - received 23.06.17

Existing rear elevation - received

Proposed south elevation - received 08.06.17

Proposed north elevation - received 08.06.17

Proposed east (rear) elevation - received 26.06.17

Proposed floor plan - received 08.06.17

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.