
Site Address:	24 Castle Avenue, Havant, PO9 2RY		
Proposal:	Two storey extensions to East and West elevations.		
Application No:	APP/17/01125	Expiry Date:	21/12/2017
Applicant:	Mr N Brown		
Agent:	Mr D Niven	Case Officer:	Emma Chisnall
	David Niven Design Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 24 Castle Avenue is a large detached dwellinghouse which is constructed of a mixture of facing brickwork at ground floor, white render at first floor and concrete tiles for the roof. The dwellinghouse is set off the boundary to the north by a large detached garage and has a generous amenity space to the east, south and west of the application site which is laid as lawn. Including the garage the dwellinghouse has a parking provision for multiple cars along the north boundary.
- 1.2 The application site has a number of small trees and hedging within it which forms part of the curtilage boundary to the west of the site. The remaining curtilage is surrounded with a mixture of 1.8m timber fencing and 1m metal railings with the garage forming part of the north boundary between No 24 and No 26.

2 Planning History

None

3 Proposal

Two storey extensions to East and West elevations.

4 Policy Considerations

National Planning Policy Framework 2012

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)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

It would be recommended that a condition is included with any decision requesting that any and all materials and vehicles are kept away from trees on the property and outside the root protection area of the large off site street tree prior, during and throughout construction.

Developer Services, Southern Water

No adverse comment. Informative requested in relation to connections to the public foul and surface water sewers alongside ownership of sewers and whether a public sewer could be crossing the above property. Site within Source Protection Zone.

Planning Officer Comment: The scale of development is such that impacts on the source protection zone are limited and a consultation with the Environment Agency and Southern Water are not required.

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

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) Flooding
- (v) Trees

- (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 No 24 is positioned in a generously sized plot which is considered to be able to

accommodate the proposed development without creating a cramped or crowded appearance in the streetscene. Following a site visit it is acknowledged that Castle Avenue contains a diverse variety of housing and therefore even though the works shall be viewable from the public domain they are considered to not look out of place nor disrupt the visual appearance of the streetscene and character of the area significantly.

- 7.4 It is noted that the works do not appear subservient to No 24 however the harm caused by this is limited and acceptable with the overall size of the development appearing relative and in proportion to the application site size available. The matching roof height and shape is considered to offer a visual improvement to the existing design of No 24.
- 7.5 The 'arts and crafts design' proposed to the west elevation shall differ from the existing appearance of No 24 but this is considered to create an attractive feature on the dwellinghouse which would not be obtrusive in the streetscene. Materials are proposed to match that of the existing which would ensure the works appear in keeping to No 24.
- 7.6 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

- 7.7 The works are considered to have the potential to impact the adjacent neighbour to the south No 22 and the neighbour to the north No 26 Castle Avenue. However it is noted that no objections have been made by either neighbouring dwellings in regards to the scheme.
- 7.8 The works to No 24 shall increase the mass and bulk of the development to the front and rear of the dwellinghouse which due to the position of No 24 has the potential to impact light levels reaching the neighbouring dwelling No 26 Castle Avenue. Following a site visit it was noted that both dwellings have a generous distance between them which is increased due to both garages serving the dwellings along the shared boundary. The proposed design is also sympathetic to this and includes a hipped roof to the front, rear and side which reduces the impact caused further. This combination is considered to address the concern sufficiently and the development is considered to be acceptable. A window is proposed for a bedroom in the first floor north elevation towards the east end which could cause over-looking to No 26 however, as the existing elevation has a bedroom window with clear glass positioned centrally in the elevation the increased impact of moving this to the east end is considered to not be sufficient enough to warrant a refusal of planning permission. The existing central bedroom window shall be replaced with two en-suites of which the windows shall be conditioned to be fitted with obscure glass and fixed shut if lower than 1.7m.
- 7.9 The neighbouring dwelling to the south has the potential to be over-looked by one bedroom window proposed along the south elevation at first floor. The elevation is served by four existing bedroom windows and therefore an established element of over-looking is already caused and the addition of one window is considered to not increase this impact significantly. The proposed window is considered to be of a modest size and due to being set off the boundary by approximately 12m the impact caused is considered to be limited and acceptable.

- 7.10 The proposed windows to the rear east side elevation shall create a view to the east of the application site over open land and is considered to be acceptable. The en-suite window in this elevation is shown to be fitted with obscure glass. The windows to the front, although large, shall be set away from the front west curtilage boundary and separated from the dwellings opposite by the highway creating a limited impact which is acceptable.
- 7.11 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to unacceptable 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).

(iv) Flooding

- 7.12 The site is located in flood zone one (lowest flood risk) and the works are considered to not be large enough to trigger the need for additional information to be submitted with the application. Therefore the development is considered to be acceptable in this regard.

(v) Trees

- 7.13 Following a consultation with the Arboricultural Officer a condition has been recommended to control the materials and vehicles stored on the application site prior and throughout construction. A condition shall be included with the decision requesting that the driveway is used as a store and any other locations that are available whilst being away from the trees onsite and outside of the root protection area of the mature tree along Castle Avenue. This is considered a sufficient measure to ensure no trees are significantly impacted as a result of the development.

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/17/01125 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: License Number 100030848
Proposed Block Plan: Received 20.10.2017
Proposed Ground Floor Plan: Drawing No 16/1129/5

First Floor Plan: Drawing No 16/1129/6A
Proposed West and North Elevations Plan: Drawing No 16/1129/7
Proposed South and East Elevations Plan: Drawing No 16/1129/8
Proposed Roof Plan: Drawing No 16/1129/9

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor en-suites/bathrooms in the north elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
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.
- 5 All materials required for the development hereby permitted shall be stored within the application site specifically on the driveway or other existing hard standing areas and away from the trees on the property and outside of the root protection area of the large off site street tree unless otherwise agreed in writing and approved by the Local Planning Authority. The driveway/hardstandings shall be made available for this purpose prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on site.
Reason: To safeguard the amenities of the locality and protect trees having due regard to policies CS16, CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.