
Site Address:	21 Castle Avenue, Havant, PO9 2RY		
Proposal:	Single storey rear extension with flue		
Application No:	APP/17/00484	Expiry Date:	29/06/2017
Applicant:	Mr & Mrs Mackenzie		
Agent:	Mr Morris	Case Officer:	Emma Chisnall
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 21 Castle Avenue is a large detached chalet bungalow positioned on level ground in Havant. The dwellinghouse is constructed of white render, facing brickwork and tile hanging with concrete tiles on the roof. Amenity space surrounds No 21 and the front is substantial in size with the southern part laid as gravel in order to accommodate parking for multiple cars with the rest being laid as lawn. To the rear the amenity space is approximately 20m deep and is laid to lawn. The curtilage boundary is constructed of 2m timber fencing which surrounds the perimeter however along the west and north boundary mature trees are present in the neighbouring dwellinghouse that line the boundary increasing the height to 3m-7m high and providing significant screening.
- 1.2 Castle Avenue is of a low density and contains large scale detached dwellings that differ in style, size and design as well as plot position.

2 Planning History

APP/13/01213 - Loft conversion , raise gables, front and rear dormers.,
PERM,20/01/2014

3 Proposal

Single storey rear extension and flue

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

CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

None

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: 7

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) Flue

(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 proposed to No 21 are positioned to the rear of the dwellinghouse and as such would be hidden from the public realm and streetscene. Although the works are considered to have a large depth at 6m the works achieve a subservient appearance on No 21 by being set in from the side elevations and being single storey in height. The mass and bulk of the development is therefore considered to be acceptable and would not result in a significant loss of character to No 21 or the area.

7.4 No 21 Castle Avenue is situated in a low density area where dwellinghouses have significant plot sizes. The streetscene contains a variety of dwellings that differ in size, style and position and it therefore it is considered that the works proposed to No 21 would not disrupt any uniform pattern of housing.

7.5 Materials are proposed to be matching to that of the existing and therefore the works proposed to No 21 should not look out of place nor detract from the character of the area.

- 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 No 21 occupies a large plot and as a result shall retain a garden depth of approximately 14m following the proposed development to the rear. This accords with the Borough Design Guide and is considered to leave an acceptable amount of amenity space to the current and existing occupiers of the dwellinghouse.
- 7.8 No 21 is screened from its neighbour to the north by 2m timber fencing around the curtilage boundary as well as mature trees which line the boundary to the south of No 23. Therefore it is considered that this screening as well as the 4.5m gap proposed between the development and neighbouring dwelling should ensure that impact caused by the proposed works to No 23 are limited and acceptable.
- 7.9 The development is set off the shared boundary with the neighbouring dwelling to the south by approximately 3.9m. A new door and three panel window is proposed along the side elevation of the development providing access and light into a proposed kitchen/dining room. The neighbouring dwelling to the south is set off the shared boundary and has two outbuildings alongside the timber fencing which provides adequate screening at ground floor level across into No 21. Due to the 2m timber fencing and gap proposed it is considered that on balance the window and door proposed along the south elevation would not lead to significant over-looking and would not directly impact the outlook of No 19. Therefore the development can be considered to be acceptable.
- 7.10 Consequently, it is considered that the proposal would 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 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) Flue

- 7.11 It is acknowledged that a log burning flue is included in the plans however this complies with Permitted Development Rights under the Town and Country Planning (Order) (2015) and therefore does not require planning permission. However informative's shall be included with the decision to ensure the applicant is aware of their responsibility when it comes to the flue and any nuisance caused in relation to a smoke or smell impact.

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 on the neighbours residential amenities 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/17/00484 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and Proposed Floor Plan, Elevations Plan, Block and Location Plan:
Drawing No NM/P/01

Reason: - To ensure provision of a satisfactory development.