
Site Address:	58 Hart Plain Avenue, Waterloooville, PO8 8RX		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00793	Expiry Date:	21/09/2017
Applicant:	Mr & Mrs Dineage		
Agent:	Mr Mallen	Case Officer:	Harriet Pitney
	Thorns-Young Ltd.		
Ward:	Hart Plain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached, two storey, residential dwelling located on the northern side of Hart Plain Avenue, comprising elevations of brick construction with a tiled pitched roof.

The property benefits from open vehicular access to the front driveway which provides adequate offroad parking provision for the dwelling and access through to the rear garden can be obtained via a side access which runs alongside the western side of the application site. The application site is located on an unusual plot with a relatively angled orientation.

The rear garden is primarily laid to lawn and is enclosed by an established hedgerow which is in excess of 2 metres in height to both side boundaries. A conservatory currently exists to the rear of the property which is proposed to be demolished.

The area is primarily residential in nature with a medium density of dwellings adjacent to the site all of a varying age, style and design.

2 Planning History

09/73614/000 - Loft conversion comprising 2No. front dormers, first floor extension and dormers to rear., REF,21/05/2009

10/73614/001 - Crown reduce by 20% an Oak tree (T6) subject to TPO 1357., PERM,24/03/2010

10/73614/002 - Loft conversion incorporating 2No. front dormers, first floor extension and front porch., REF,13/05/2010

APP/11/00314 - Loft conversion incorporating dormers to front and rear elevations. New front porch. , PERM,19/05/2011

3 Proposal

This application is for the erection of a single storey extension to the rear of 58 Hart Plain Avenue.

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

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

5 Statutory and Non Statutory Consultations

Not required in relation to 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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Concerns raised regarding the proximity of the proposed extension to the boundary. This will affect the ability to construct an extension to the boundary on neighbouring property. Concerns also raised regarding the potential loss of light, the close proximity of the extension will result in a loss of privacy and overlooking.

Officer Comment: Please see section 7 of the officer report.

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) Source protection zone

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed single storey extension would not be visible from the public realm by virtue of its position to the rear of 58 Hart Plain Avenue and as such it is not considered that the development would result in any impact which would be considered detrimental to the character and appearance of the area.

7.4 The properties within Hart Plain Avenue are all on a relatively staggered building lines and many plots have angled orientations which have resulted in several unusual plots. The majority of properties along the northern side of Hart Plain Avenue also benefit from large rear gardens. On this basis, the design and appearance of the proposed extension is deemed to be appropriate when considered in context with the main dwellinghouse and respects the existing built form. The development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in any adverse impact on the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

7.5 The rear garden is currently enclosed by an established hedgerow to both the east and west boundaries which is in excess of 2 metres in height and adequately screens the property from the public realm. It is also acknowledged that a conservatory currently exists to the rear of the application site and as specified above, many of the properties along the northern side of Hart Plain Avenue are on a staggered building line whereby the application site is sited further forward than the adjacent neighbouring properties.

7.6 It is acknowledged that a representation has been received from the adjacent neighbouring property (No.56a Hart Plain Avenue) which raises concerns in relation to the proximity of the proposed extension to the boundary and the potential loss of light as a result of this. Whilst it is noted that the width and depth of the proposed extension is significantly increasing from what currently exists on site, due to the position of the extension together with the existing boundary treatment which comprises a hedgerow in excess of 2 metres in height, it is not considered that the proposed extension would result in any loss of privacy, outlook or appear overbearing to any of the immediate neighbouring properties. It must be acknowledged that the applicant could construct an extension immediately adjacent to the boundary albeit with a reduced depth of 3 metres and furthermore, the height of the proposed extension is 3 metres (with the addition of a roof light) which is what can be constructed under Permitted Development without the need for planning permission.

7.7 In order to address any potential loss of light, the 45 degree light test was conducted in accordance with Havant Borough Council's Design Guidance. This has revealed that the extension as proposed would not have a significant adverse impact in terms of loss of light on the adjacent neighbouring property (No.56a Hart Plain Avenue).

7.8 The proposed extension would be sited in excess of 80 metres from the properties to the rear and as such will have no impact on neighbour amenity.

7.9 On this basis, it is considered that the proposal would not have a significant adverse impact on neighbour amenity and as such meets the requirements of Policy CS16 of the HBLP (Core Strategy)

7.10 It is acknowledged that no letters of representation were received in relation to this application.

(iv) Source Protection Zone

7.11 The site is located within a Source Protection Zone, however, given the scale of

development this is considered unlikely to impact the development. An informative in relation to the Source Protection Zone and contact details for Portsmouth Water is recommended.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a 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/17/00793 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 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.

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

Site location plan- received 27th July 2017

Block plan- received 27th July 2017

Existing and proposed elevations and floor plans (Drawing No: 1087.17.1 Rev

A)- received 27th July 2017

Reason: - To ensure provision of a satisfactory development.