

3 Proposal

- 3.1 49 Staunton Avenue is a large two storey dwellinghouse that in 2004 was permitted works including a part ground, part two storey extension with accommodation in the loft space and a wrap around extension to both sides and rear. The works have been commenced but have been built outside of the agreed plans in part. Therefore this new application is seeking to regularise this work under this new application
- 3.2 Amendments to previously approved application 04/54163/005 for retrospective alterations and additions to cover (1) minor changes to windows, (size, form and position), alterations to degree of pitch and roof form for the single storey rear extension and installation of flue, (2). small side addition to form bay and cloakroom/wc (3) alterations to built form of garage including increase in height and appearance (part gable part hip roof to front elevation and roof light window to side north facing roofslope), to form storeroom over lobby and covered porch, also first floor link to create a storeroom/wardrobe to the existing front bedroom, and render to the ground 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

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

Environmental Health Manager

Although I have no objection to the above, the applicant must be informed that should complaints be received by Environmental Health, an investigation will be initiated under the Environmental Protection Act 1990 - Statutory Nuisance. Depending on findings actions may be required to ensure that the smell/smoke when the appliance is used does not negatively effect the use and enjoyment of another's property.

Planning Officer Comment: An informative shall be included with the decision regarding the above.

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: 9

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 that have been commenced onsite differ to that of the original application in 2004 and include the amendments of windows in terms of size and position. Some elevations include a reduction in windows and following an assessment the changes that have been made within the side and rear elevations are not considered to be significantly different from the existing, therefore looking in keeping with the existing fenestration at No 49.

7.4 The works that have been altered to the rear are hidden from the public realm and are not viewable from the streetscene and are therefore considered to not alter the visual appearance of No 49. Although the works include the alteration of the roof pitch and form this is considered not to be a significant change and would not lead to a significant increase in mass and bulk and can therefore be considered acceptable.

7.5 A small scale garage was permitted in 2004 that was forward of No 49 however during development a larger scale garage has been developed in order to have a store at first floor level with the inclusion of two rooflights to the south elevation and one to the north. This has created a significant visual change to the front of No 49 and as such plans have been amended that propose the garage shall be altered to have a barn hip finish with the installation of a window to the front elevation. This alteration is considered to improve the appearance of the development and results in an acceptable impact to the street scene and character of the area. This alteration is recommended to be conditioned with the decision to be carried out within three months of the decision date being issued.

7.6 The development also proposes a first floor link from the garage to the proposed front bedroom however this is of a moderate size and shall not extend past the ridge height and front elevation of the garage and is therefore considered acceptable.

7.7 The side addition shall replace a previously approved conservatory under the 2004 permission. The proposed extension/side addition is considered to be moderate in size in comparison to the conservatory and shall only extend out from the south elevation by 1.5m. This coupled with a hipped roof should ensure that the development has a limited and acceptable impact.

- 7.8 Materials are proposed to match in the majority with the exception being for the proposed render along the ground floor elevations. Render is a material present within the streetscene of Staunton Avenue so it is considered to not look significantly out of place within the streetscene and should complement the brick finish at first floor level on No 49. This is recommended to be conditioned with the decision to ensure this is carried out in a cream colour and retained as such thereafter.
- 7.9 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

- 7.10 No 49 is positioned in a generous plot and in 2004 substantial works were approved that increased the size of the dwellinghouse. The development has not been carried out in accordance with the original scheme in its entirety and part of the development includes the addition of windows to the garage including two the south side, one to the north and one to the west. The position of the windows to the south are along the hipped roof which coupled with the distance they are set away from No 51 would ensure that no significant over-looking is caused as a result. The window to the north would also be within the hipped roof slope and although it would create a view over to No 47 this is considered to over-look front amenity space which is considered to not be private due to the area being viewable from the streetscene. It is noted that although the garage has included this window in the roofslope, the proposal removes one window from the original permission along the north elevation and therefore the element of over-looking is not significantly altered and the amendments can be considered acceptable.
- 7.11 The garage has an increased bulk when compared to the originally permitted scheme and is to the south side of No 47 Staunton Avenue. Following a site visit was noted that the garage is separated from No 47 by the neighbouring garage positioned forward of the neighbouring property and that no windows are present along the south elevation of the dwellinghouse. Although light levels have the potential to be impacted the design of the garage at No 39 is proposed to be developed to include a barn hip which coupled with the distance that the garage is set away from the neighbouring dwellinghouse and the sloping away roof form would reduce the impact caused significantly enough for the development to be considered acceptable.
- 7.12 It is considered that the neighbouring dwellings to the south, east and west are set sufficiently away from the proposed works to ensure that they are not significantly impacted by the changes in the development and therefore can be considered acceptable.
- 7.13 Consequently, it is considered that the proposal would not appear overbearing or lead to significant 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

- 7.14 The completed works include the installation of a log burning flue to the single storey rear extension and as such Environmental Health have been consulted. No objection has been made but it has been advised that the applicant is informed via an informative with the decision that should any complaints be received by the department that an investigation shall be initiated under the Environmental Protection Act 1990. This shall be included with the decision to ensure that the flue does not create a noise, smell or

smoke nuisance to neighbouring dwellings.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the visual amenities of the area or the residential amenities of neighbours and is therefore considered to be appropriate and recommended for approval.
-

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/17/00459 subject to the following conditions:-

- 1 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable. This excludes the render proposed along the ground floor elevations which shall be completed in a cream colour and retained as such hereafter 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.
- 2 The works hereby permitted for the garage in relation to the barn hip design approved under application APP/17/00459 shall be carried out within three months of the date of this permission and retained as such thereafter.
Reason: To accord with the terms of the application and to safeguard the amenities of the locality 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:
Proposed Site and Location Plan: Reference O1845231
Proposed Elevations Plan Received 28.04.2017
Proposed Ground Floor Plan Received 28.04.2017
Section Drawing Plan Received 28.04.2017
Proposed First Floor Plan Received 28.04.2017
Annotated photographs submitted as part of the application received 04.05.2017
Reason: - To ensure provision of a satisfactory development.