
Site Address:	14 Adderbury Avenue, Emsworth, PO10 7TG		
Proposal:	Part single storey, part two storey rear extension.		
Application No:	APP/17/00212	Expiry Date:	21/04/2017
Applicant:	Mr and Mrs S Hoare		
Agent:	Mr S Male	Case Officer:	Harriet Pitney
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey, end of terrace dwelling, located on the eastern side of Adderbury Avenue comprising elevations of brick construction with a concrete tiled pitched roof.

The site is relatively level with open vehicular access to the front driveway which provides adequate offroad parking provision with an established hedge to the southern boundary separating No. 14 & No.12 Adderbury Avenue. The rear garden is enclosed by a close boarded timber fence which is approximately 2 metres in height and is primarily laid to lawn with some decked/patio areas. The property benefits from a summerhouse to the rear and brick outbuilding to the side of the property (this will be demolished as part of this application).

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

2 Planning History

None relevant.

3 Proposal

This application is for the erection of a part single storey, part two storey extension to the rear of 14 Adderbury 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

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this application.

Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public sewer within the site.

- No future works parallel to the sewer within 500mm (in plan).
- Where within three metres, foundations to be taken down 150mm below the invert level.
- No new soakaways should be located within 5 metres of a public sewer.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Southern Water requires a formal application for any new connection to the public foul water sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

The Councils Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
There are no other examples of two storey extensions on this road.	See section 7 of officer report

These are terraced houses built on council land never built for this purpose. Concerns regarding the height of the proposed extension- how far will it protrude, what effect will this have on daylight, privacy, outlook to neighbouring property. Concrete guttering is shared between houses. Concerns regarding the gap between the extension to the boundary which is approximately 0.3 metres- does this have any bearing on the boundary wall. There is no ownership of a boundary wall. As boundary wall has been included in extension plans but is not near 0.3 metres that has been set to be kept to-away from adjoining property this has to be questioned/addressed. Concerns regarding potential damage to the fence on neighbouring property- this will stay in situ and any damaged caused must be repaired. Quote from the official copy of the land registry document: (iii) Not to cause permit or suffer upon the property anything which shall be or may become a nuisance, annoyance, damage or inconvenience to the vendor or the owners or occupiers of any adjoining or neighbouring property. (iv) Not to do so or suffer to be done anything which shall cause any obstruction to the light passing through any of the windows in the dwellinghouse.	The ownership of the boundary wall is a civil matter which should be pursued directly with the neighbour. Civil matter. The covenants quoted are not a matter for planning to pursue or enforce. This would be a civil matter which should be pursued directly with the neighbour.
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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) Parking

(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 the usual development management criteria.

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

- 7.3 The proposed extension would not be visible from the streetscene of Adderbury Avenue and it is therefore not considered that the development would result in any harmful impact on the character and appearance of the area.
- 7.4 Notwithstanding the above, it is acknowledged that there are no other examples of this type of development to the rear within the immediate vicinity, however, the design and appearance of the proposal is deemed to be appropriate in context to the main dwellinghouse. The proposed extension is considered to be subservient to the original design of the building and maintains a distance of approximately 12.3 metres from the rear wall of the extension to the rear boundary.
- 7.5 On this basis, the proposal is considered to meet the principles and objectives of Policy CS16 of the HBLP (Core Strategy) and it is considered that the scheme would not result in any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 This application has been amended from the original proposal following consultation between the agent and the Local Planning Authority. The original scheme proposed a part two storey, part single storey extension to the rear with a depth of 3.5 metres. At the time of the officer site visit, it was considered that a depth of 3.5 metres would be likely to result in a harmful impact on the adjacent neighbouring property (No.16 Adderbury Avenue) in terms of being overbearing. On this basis, having discussed these concerns with the agent, the scheme has now been revised to provide a reduced depth of 3 metres.
- 7.7 It is important to note that the applicant could construct a single storey extension to the rear utilising their permitted development rights at the same height, scale and depth of the proposed single storey element of this proposal. On this basis, it is not considered that the single storey element of the proposal would result in any loss of light, privacy, outlook or appear overbearing to the adjacent neighbouring property No. 16 Adderbury Avenue to such an extent which would warrant a refusal of planning permission. It is acknowledged that an objection has been received from the adjacent neighbour concerning the depth and potential loss of light as a result of the extension and on this basis, the 45 degree light test was conducted in accordance with Havant Borough Councils Design Guidance. This has demonstrated that the proposed two storey element would similarly not result in any loss of light to the adjacent neighbouring property (No. 16 Adderbury Avenue).
- 7.8 The property currently benefits from a brick outbuilding to the rear/side which is proposed to be demolished as a result of this application. The adjacent neighbouring property to the south (No. 12 Adderbury Avenue) also benefits from an outbuilding of a similar size, height and scale immediately adjacent. On this basis, the proposed extension would be sited approximately 1.4 metres away from the shared boundary and approximately 2.5 metres from the side wall of the extension and the side wall of the adjacent neighbouring property. As a result, it is not considered that the proposed development would result in any loss of light, privacy or appear overbearing to this property.
- 7.9 On the basis of all of the above, it is considered that the proposed development appears to meet the requirements of Policy CS16 of the HBLP (Core Strategy) and is unlikely to result in any adverse impact on the amenity of the adjacent residential properties.
- 7.10 It is acknowledged that concerns have been raised from the adjacent neighbour

regarding the ownership of the boundary wall and potential damage to the boundary as a result of the proposed extension. This would not form a material planning consideration nor is this a matter which can be pursued under the planning legislation. As a result, these concerns would be considered a civil matter which should be pursued directly with the neighbour.

(iv) Parking

- 7.11 The proposal is for a part two storey, part single storey extension to the rear of the application site which would result in an additional bedroom. The dwelling would have 4 bedrooms as a result of the proposal and as a result in accordance with the adopted parking standards requires 3 car parking spaces. The front of the property is defined by hardsurfacing, which provides for two spaces. Whilst the proposal would not meet the adopted parking standards, the application site is located in a quiet residential road with no parking restrictions and it is not considered that the proposed development would have a significant adverse impact on the safety or free flow of the highway network. Furthermore, the Councils Development Engineer has been consulted as part of this application and has confirmed that he has no adverse comments in respect of this application. In conclusion, the reduced level of car parking is considered acceptable in this situation.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00212 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:

Location plan (Drawing No: 17/2/1)- received 24th February 2017
Amended block plan (Drawing No: 17/2/2A)- received 21st March 2017
Existing floor plans and elevations (Drawing No: 17/2/1)- received 24th February 2017
Amended proposed floor plans and elevations (Drawing No: 17/2/2A)- received 21st March 2017

Reason: - To ensure provision of a satisfactory development.