
Site Address:	90 Littlepark Avenue, Havant, PO9 3QZ		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00011	Expiry Date:	28/02/2017
Applicant:	Mr Buckley		
Agent:	Mr Stummer	Case Officer:	Emma Chisnall
	Extension Design Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 90 Littlepark Avenue is a semi-detached chalet style bungalow which is constructed of a mixture of cream render and tile hanging for the walls with a concrete tile that has been used for the roof. The amenity space to the front of No 90 is mostly hard-surfaced for the provision of parking two cars with a small area of lawn to the north with an open curtilage boundary. No 90 has a garage in position to the rear of the dwelling which is accessed via a shared driveway between No 90 and No 92.
- 1.2 To the rear of No 90 the amenity space is on a marginal slope from east to west and is a mixture of hard-surfacing and lawn with a curtilage boundary constructed of part hedging at 1.5m high and part timber fencing at 1.8m high. The garage for No 90 makes up part of the rear curtilage boundary along the side.

2 Planning History

None

3 Proposal

- 3.1 Single storey rear extension. The works proposed will involve a part demolition of an existing rear extension and the construction of a new single storey extension to the rear including an infill to the south west corner.
- 3.2 The part demolition will include the retention of the north wall at No 90 to ensure the development does not impact the neighbouring dwellings extension to which the current extension at No 90 is attached.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

Ecologist Comment:

The application site is within 500m of a protected and notable species of Hazel Dormice

Planning Officer Comment: Due to the existing extension in place and that the footprint of the new proposed works will not increase significantly it is considered there would not be an significant addition impact caused to the hazel dormice.

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: 4

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) Ecology

(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 proposed extension will be replacing an existing extension already in place at single storey to the rear of No 90. Due to its position on the dwellinghouse the works will be screened and hidden from the public realm therefore protecting the existing streetscene and character of the area.

7.4 The works are proposed to be built in matching materials to that of the existing dwelling which will ensure the development looks in keeping to No 90. The design of the works is considered sound and even though the existing eaves height of No 90 to the rear will be altered it is considered that the works reflect a typical domestic style

and size extension which should not cause any significant adverse impact to the existing character of the dwellinghouse.

- 7.5 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

- 7.6 It is considered that No 90 have the amenity space available to accommodate the proposed works whilst retaining a generous amount of amenity space to the rear.
- 7.7 The neighbouring dwelling to the north (No 88) have a single storey rear extension which is attached to the side (north) wall of the existing extension at No 90. Plans have been amended to ensure that the existing north wall of the extension at No 90 will be retained in order to protect the works at No 88 and to ensure all development at No 90 is taking place wholly within the curtilage shown on the site plan Drawing No BUCK002. In the amended plans the roof of the proposed extension has also been altered to ensure there is no over-hang into the land of No 88 for the same reason. Although the development will increase the height of the extension moderately from the existing structure it is felt that this would not lead to a significant additional impact to No 88 Littlepark Avenue and that as a result the residential amenity of No 88 would be retained as existing. Therefore on balance the works are considered to be acceptable.
- 7.8 The proposed development at No 90 will include the infill of the south west corner of the extension and the installation of a window along the south elevation at ground floor level. As the current extension is treated as a conservatory with glass windows around the rear and south side elevation it is felt that the change of this to a single window along the side (south) elevation will offer an improvement to amenity levels currently between No 90 and No 92 Littlepark Avenue and will reduce the potential of over-looking into the neighbouring dwelling. It is noted that there is adequate screening in place along the curtilage boundary of No 90, that the development would be set in from the side elevation by 2.5m and that there is ample distance between neighbouring dwellings by the shared driveway and that therefore no adverse impact is caused as a result of the development.
- 7.9 Consequently, it is considered that the proposal is unlikely to 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) Ecology

- 7.10 It has been highlighted that the application site is within 500m of a protected and notable species of Hazel Dormice. As the amenity space is part hard-surfaced to the rear already and that the works will be replacing an existing structure with a minimal size increase it is felt that on balance the works should not create or cause an adverse additional impact to the protected species and as such can be considered acceptable.

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/17/00011 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, Elevation and Site/Block Plan: Drawing No BUCK002 revised and re-submitted 31.01.17

Reason: - To ensure provision of a satisfactory development.