

DELEGATED OFFICER REPORT

Site Address:	10 First Avenue, Havant, PO9 2QN		
Proposal:	Extension to the existing summer house and raising of roof level.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00896	Expiry Date:	20/01/2025
Applicant:	Mrs Spry		
Agent:	Mr Stroud	Case Officer:	Selina Donophy
	Cover Storey Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

This application site comprises a semi detached , two storey dwellinghouse located on the north side of First Avenue, Havant. This property has a projecting front gable wall with render to the elevations . To the front of the property is a driveway allowing for on site parking . The area is residential in character.

2 **Planning History**

APP/21/00811 - Demolition of existing rear single storey extension and garage, to be replaced with new single storey extension., PERM,22/09/2021

3 **Proposal**

Extension to the existing summer house and raising of roof level.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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

5 **Statutory and Non Statutory Consultations**

Councillor Daniel Berwick
No comment received

Councillor Gillian Harris
No comment received

Councillor Phil Munday - St Faiths
No comment received

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

Comment	Officer Comment
No comments received	

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) Biodiversity Net Gain (BNG)

(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 This proposal comprises an extension to the existing outbuilding located to the rear of the property. The building would be increased in length by approximately 5 metres (increasing from 6 metres as existing to 11 metres as proposed). The width would remain the same although the roof height would increase by 0.5 metres approximately, retaining the existing pitched roof design. Two additional windows would also be added to either side elevation. The additional building form would bring the outbuilding closer towards the rear of the host dwelling and would be relatively generous in size at 18m² floor area. Despite this, it is noted that the plot is long and could accommodate an outbuilding of this size without resulting in unacceptable overdevelopment. It is also noted that the site would not be visible from the public realm as the site is surrounded by the rear gardens of properties which border the site, however the site is well screened from vegetation and the height is not considered to be excessive at approximately 3 metres to the ridge to cause particular visual impact. It is understood the uses would not include any separate residential accommodation however the uses would remain ancillary to the main dwelling.

7.4 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

- 7.5 To the east of the application site is no 8 First Avenue . This plot has a long rear garden and the extended outbuilding would be located away from the living areas of no 8. To the west of the application site is no 12 First Avenue - the same relationship applies as with no 8 . To the rear of the site are properties along Denvilles Close - the existing gap to the rear would be retained. Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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) Biodiversity Net Gain (BNG)

- 7.6 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00896

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 development hereby permitted shall be carried out in accordance with the following approved plans:
- | | | |
|-------------|-------------------|-----------------------|
| 31 Oct 2024 | LOCATION PLAN | |
| 31 Oct 2024 | 24015-P120 | PROPOSED FLOOR AND |
| ROOF PLANS | | |
| 31 Oct 2024 | 24015-P121 | PROPOSED ELEVATIONS |
| 25 Nov 2024 | 24015-P112 rev P1 | EXISTING AND PROPOSED |
| SITE PLAN | | |

Reason: - To ensure provision of a satisfactory development.

- 3 The outbuilding hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The outbuilding is not in a satisfactory position, has insufficient amenity space and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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.