
Site Address: 10 Glebe Park Avenue, Havant, PO9 3JR
Proposal: First floor extension over pool house with glazed link.
Application Type: Accredited Agent Householder Application
Application No: APP/22/00949 Expiry Date: 29/11/2022
Applicant: Mr Binney
Agent: Ms S Roberts Case Officer: Denise Sheath
Critchley Architecture and
Design
Ward: Bedhampton

Recommendation:

1 Site Description

10 Glebe Park Avenue is a detached property located in a residential area. The dwelling is located to the very north of Glebe Park Avenue and at the corner with Portsdown Hill Road. To the eastern side of the site runs the A3 (M). The dwelling is a substantial size and is located some 23m from the dwelling to the south.

There is ample parking provision within the site on hardstanding to the west of the dwelling house and within a double garage. The land drops to the south.

2 Planning History

90/51938/002 - Outline application for erection of 3 No. detached dwellings with detached garages. PERM,31/01/1991
APP/13/01142 - Single storey extension to south elevation; first floor extension over garage and extended dormers to north and south elevations. PERM,20/01/2014
APP/19/00652 - Single storey side extension to create pool house and gym. PERM 29/08/2019

3 Proposal

First floor extension over pool house with glazed link.

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

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
If this goes ahead vans need to stop parking on the road and pavement. It's becoming very dangerous to walk. You can't cross safely, essentially is a safety issue for other road users.	If an obstruction is caused by parked vehicles this would be a police matter. The property has adequate off road parking for the No. of bedrooms.

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

(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 original main house is a traditional 2 storey dwelling, with a steep cat slide roof with flat roofed dormers, with existing hanging tiles, (it is proposed to clad the dormers with a light brown colour), with a gable element and large windows on the south elevation. Materials on the existing roof are clay tiles with a brick and rendered exterior. The proposal to the east of the site would be a first floor flat roof extension, contemporary in design, to be erected over the previously approved modern designed single storey side mansard roof extension. A balcony would be provided at first floor to the south, with a glass balustrade, exiting from full length glazed doors, reflecting the design of the balcony, with similar full-length doors on the ground floor. On the east and north elevation light brown cladding is proposed, with brickwork and render. A glazed first floor flat roof linked area, set back, is also proposed between the original dwelling and the main part of the extension.
- 7.4 The extension has a vertical theme, picking up, some of the design aspects of the original house to the west, with large windows on the ground southern elevation, the proposed wood cladding on the dormers and the same-coloured render and brickwork.
- 7.5 The proposal would have a depth of 13.15m, spanning 8m to the width of the southern elevation of the existing extension and spanning a width of 8.1m to northern elevation attaching to the side elevation of the main dwelling house. The proposed extension will have an additional 3m height from the single storey element. The height from the ground floor level would be 6.4m from the northern elevation to a maximum height of 7m from the ground floor level towards the southern elevation where the ground level slopes towards the south.
- 7.6 The proposal whilst large, would not dominate the original dwelling, with the roof of the extension 2 metres lower than the existing ridge which would be set back 5.5 metres from the north elevation of the property fronting Portsdown Hill Road. The contemporary nature of the proposal, would complement the single storey extension whilst differentiating from the original dwelling and the period it was built in. As such it would not detract from the overall appearance of the original dwelling.
- 7.7 The proposal would be visible from the eastern streetscene of Bedhampton Hill Road and partially visible from the southern streetscene of Glebe Park Avenue. Due to the location of the extension within the site it is not considered that the proposal would have a harmful impact upon the visual amenity of these streetscenes and any impact would be considered acceptable.
- 7.8 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

- 7.9 The proposal is a significant distance from the neighbouring properties to the north, east and western elevation that any impact upon these neighbouring properties would be considered minimal and acceptable.
- 7.10 The proposed first floor element and balcony would have a distance of approximately 22m to the southern boundary and 24m to the side facing elevation of the neighbouring property located to the south (No.10A Glebe Park Avenue) and would therefore meet the criteria set out within the Havant Borough Design Guide relating to separation distances between first floor additions and neighbouring dwellings which back on the boundary. It is therefore considered that the proposal would have a limited and acceptable impact upon this neighbouring property.
- 7.11 Consequently, it is considered that the proposal will not 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.

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 for application APP/22/00949 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:

Application Form - Received 05 October 2022
Location and Block Plan - Drawing No. 101A - Received 05 October 2022
Existing Elevations - Drawing No.301a - Received 05 October 2022
Existing Floor Plans - Drawing No.201B - Received 05 October 2022
Proposed Floor Plans - Drawing No. 401B - Received 05 October 2022
Proposed North and East Elevations - Drawing No. 521 - Received 05 October 2022
Proposed South and West Elevations - Drawing No. 522 - Received 05 October 2022
Proposed Visual Renders - Drawing No. 523 - Received 05 October 2022

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.