
Site Address:	3 St Georges Avenue, Havant, PO9 2RU		
Proposal:	Proposed first floor extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00065	Expiry Date:	22/03/2024
Applicant:	Mr & Mrs Manterfield		
Agent:	Mr Page	Case Officer:	Josephine Lacey
	GRP Architectural Design		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

3 St Georges Avenue, Havant, is a two storey detached dwelling with a pitched roof on the south side of the road, with gable ends north-south. The elevations are red brick with uPVC windows. The front elevation is stepped, with the eastern half set back slightly from the building line. This design is consistent with the neighbouring dwellings either side of the property, though the remainder of the streetscene is varied. The rear elevation is also stepped, with an approximately sized 3.6m by 3.7m balcony terrace on the second storey of the rear and west elevation. There are two doors to access the rear garden from the south elevation, as well as two windows to the first floor and a window adjacent to one of the doors within the ground floor. The frontage comprises a driveway with space for two cars and a grass area adjacent to the hardstanding.

2 Planning History

None recent or relevant.

3 Proposal

Proposed first floor extension.

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
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Councillor Gillian Harris

No comments received.

Councillor Imogen Payter

No comments received.

Councillor Phil Munday - St Faiths

No comments 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: 5

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

- (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 proposal is for a rear first floor extension, infilling the space that is currently used as a first floor balcony to the rear. The chosen materials are proposed to match existing, and the design is in keeping with the existing dwelling. The stepped front elevation is reflected within the proposal, providing similar context to the rear. The proposal would not be visible from the streetscene as it is to the rear of the dwelling. Consequently, the proposed development is considered in keeping with the existing dwelling and surrounding area.

- 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 west is No.1 St George's Avenue. This dwelling is similar in design and mass to the applicant's property, and has benefited from a first floor rear extension similar to the proposal. The proposal would not extend past the rear elevation of this neighbouring dwelling and would be slightly set back. A first floor window is proposed within the west side elevation, but would be obscure glazed to maintain mutual privacy between the dwellings. There would be no further new additional windows within this elevation facing No.1. There would be no further loss of privacy resulting from the development, as the existing balcony allows for more potential of overlooking than the proposed extension would. Considering these points, the proposal is not considered to be overbearing or cause a potential loss of privacy, outlook or light to this neighbouring dwelling.
- 7.6 To the east is No.5 St George's Avenue. This dwelling is also similar in design and mass to the applicant's property. As the proposal will not extend past the east half of the southern gable end, it would only be visible from the rear half of No.5's rear garden. The proposal would not introduce any loss of privacy due to the existing potential for overlooking from the balcony in the area of the proposal. Due to this context, the proposal would not be overbearing or cause a potential loss of light, privacy or outlook to this neighbouring dwelling.
- 7.7 To the rear is 34 Southleigh Road. There is approximately 15m between the side elevation of this dwelling and the proposal. There would be no new potential for loss of privacy due to the existing context with the balcony being in the area of the proposal. Due to this and the distance between the dwellings, there is little potential for the proposal to cause a loss of outlook, light or privacy to this dwelling, and it would not be overbearing.
- 7.8 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.

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/24/00065 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:

26 Jan 2024 PLAN	23246 PL302	LOCATION AND BLOCK
26 Jan 2024 PLAN	23246 PL300	PROPOSED FIRST FLOOR
26 Jan 2024	23246 PL301	PROPOSED ELEVATIONS

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the first floor bathroom window on the western elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.