
Site Address: 6 Littlepark Avenue, Havant, PO9 3QY
Proposal: Flat-roof, single-storey rear extension; and front-facing garage door infill with brick wall and window.
Application Type: Full Planning Permission
Application No: APP/24/00125 Expiry Date: 12/04/2024
Applicant: Mr & Mrs Greaves
Agent: Mr. Bruschi Case Officer: Robert Riley
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached two storey dwellinghouse located in Havant. It features a paved driveway and garden to the front with a driveway fronting onto Littlepark Avenue and a garden to the rear. The property's materials feature red brick to form the external walls and a sloped roof in shingles and fast roof with membrane in a gable design to form the roof.
- 1.2 The application site is in an area that could be considered both urban and residential, with the character of the road featuring one and two storey dwellings with brickwork and render designs in evidence.

2 Planning History

No relevant planning history

3 Proposal

The proposal would feature 4 aspects:

- Flat-roof, single-storey rear extension, to be installed with a rooflight with an approximate height of 0.15 metres, to replace the existing rear porch.
- Front-facing garage door infill with brick wall and window.
- Patio configuration, with a proposed maximum height of 0.1 metres.
- New timber shed.

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)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comment received

Councillor Liz Fairhurst - Bedhampton

No comment received

Councillor Phillipa Gray

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: 6

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
- (v) Parking

(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 works would be readily visible on the street scene regarding the garage infill, however, this is considered acceptable. Furthermore, the works would be of a small modest scale and would feature materials to match the existing dwelling. Regarding this, it is considered that the works would be acceptable regarding its design and the impact upon the character of the 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 Due to the modest scale and height of the rear extension, the shielding received by the existing dwelling, and modest proposed fenestration, it is considered that the proposed works would have an acceptable impact upon the neighbours.
- 7.6 Consequently, it is considered that the proposal would 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) Ecology

Officer comments

- 7.7 As protected species of bats are located within 50 metres of the application, ecology has been assessed during the application period. As the works are single-storey and would not involve the dwellings roof, officers are satisfied that the scale of the works would be unlikely to result in harm to protected species. An informative is added to remind the applicant of their legal requirements in respect to safeguarding ecology. As the proposal seeks extensions to an existing dwelling only an appropriate assessment under the Habitat Regulations is not required.

(v) Parking

- 7.8 The works propose to convert the garage. Though it is noted that it has an approximate 2.3 metre width, which falls short of the Parking SPD's standard. It is noted it could be used as a parking space. As the works would not increase occupancy of the dwelling, and furthermore, a parking plan was provided by the agent showing two cars could fit on the application site's driveway, officers are satisfied that the works would have an acceptable impact on the locality's parking.

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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00125

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:

BLOCK PLAN

Drawing Number: A101: LOCATION PLAN

Drawing Number: A121: EXISTING EAST ELEVATION

Drawing Number: A102: EXISTING SITE PLAN

Drawing Number: A111: EXISTING GROUND FLOOR PLAN

Drawing Number: A112: EXISTING FIRST FLOOR PLAN

Drawing Number: A114: EXISTING ROOF PLAN

Drawing Number: A122: EXISTING NORTH ELEVATION

Drawing Number: A123: EXISTING WEST ELEVATION

Drawing Number: A124: EXISTING SECTION PLAN

Drawing Number: A202: PROPOSED SITE PLAN

Drawing Number: A211: PROPOSED GROUND FLOOR PLAN

Drawing Number: A212: PROPOSED FIRST FLOOR PLAN

Drawing Number: A214: PROPOSED ROOF PLAN

Drawing Number: A221: PROPOSED EAST ELEVATION

Drawing Number: A222: PROPOSED NORTH ELEVATION

Drawing Number: A223: PROPOSED WEST ELEVATION

Drawing Number: A224: PROPOSED SECTION PLAN

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.