

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/24/00565

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Construction of ground floor single storey rear and side extension, first floor extension (with new pitched roof), and side porch extension.

SITE ADDRESS: 4 St Georges Avenue, Havant, PO9 2RX

AGENT DETAILS: Mr Farr
Applecore PDM

APPLICANT DETAILS: Mr Waldron

CASE OFFICER: David Eaves

TARGET DATE FOR DECISION: 19/09/2024

RECOMMENDATION: GRANT PERMISSION

1 Site Description

- 1.1 4 St Georges Avenue is a substantial, detached two storey house of attractive design including small front gable features and a veranda. To the rear are projecting gables of differing depth. The materials are brick with rendered detailing and plain clay tiles. There is parking to the drive which leads to the eastern side of the property.
- 1.2 St Georges Avenue includes many large detached houses and is attractively tree lined. To the west is a chalet style property with rooms at first floor level and includes a rear projecting element. To the east is a property of the same design as the application property. To the rear of the site runs the Portsmouth to Brighton Railway line together with significant trees to the application sites rear boundary.

2 Planning History

None relevant.

3 Proposal

Construction of ground floor single storey rear and side extension, first floor extension (with new pitched roof), and side porch 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)
DM13 (Car and Cycle Parking on Residential 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 Daniel Berwick
No comments received.

Councillor Gillian Harris
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: 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) Biodiversity Net Gain (BNG)
- (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 proposal relates to the provision of side and rear single storey additions and a two

storey rear extension. The ground floor addition to the west side carries on the line of an existing single storey mono-pitched element of the existing building and is not visible from the site frontage and public realm. To the east side a door is being provided at ground floor level and an open sided porch feature provided. To the rear a single storey mono-pitched extension will run the width of the rear element of the building and an existing conservatory would be removed. The ground floor additions would not be readily visible in the public realm and are considered to be appropriately designed and subservient to the original dwelling.

- 7.4 To the rear a two storey extension will be provided resulting in an additional first floor bedroom. The extension would incorporate a gable roof to the same depth as the existing rear projecting roof and is considered to have an acceptable impact on the character and appearance of the building and the character of the area. This element is also not readily visible in the public realm being to the rear of the property.
- 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 The closest properties potentially impacted by the proposals are considered to be No's 2 and 6 St Georges Avenue.
- 7.7 No.2 is set close to the proposed east side extension and two storey rear extension. With the exception of a proposed rooflight in the single storey element and a bathroom window to the original side elevation of the dwelling there are no other proposed openings to the eastern side of the application property. No.2 itself has a rooflight facing the application site but this would not be directly overlooked by the proposal. The proposed rear first floor extension would be set off the common boundary and is not considered to result in an unacceptable relationship in terms of light or overbearing.
- 7.8 No.6 would not be impacted by the two storey extension as it would be screened from No.6 by the existing rear two storey projection. The single storey rear and east side extensions/open porch would be set off the common boundary and are considered to have a very limited and acceptable impact on No.6.

(iv) Biodiversity Net Gain (BNG)

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

Parking

- 7.10 In relation to parking, the proposal results in an increase in the number of bedrooms from 3 to 4. The Councils Parking Standards SPD require the provision of 3 spaces. These can be accommodated on the existing driveway.
- 7.6 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/24/00565

(A) 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:

Location Plan

Parking Provision

Block Plan

Proposed Floor Plans and Elevations Drawing No. PG.9058 . 24 . 02 Rev G

Proposed Roof Plan Drawing No. PG.9058 . 24 . 03 Rev C

Email from Mr Farr Applecorepdm.com dated 28th November 2024 regarding Bathroom window details

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.