

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/24/00724

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Move front door and glazing by approximately 1.7m to be inline with the north elevation of the garage, add brick wall (west facing) to create an entrance hall and replace the existing flat roof with a pitched roof.

SITE ADDRESS: 15A First Avenue, Havant, PO9 2QN

AGENT DETAILS: Thea Travers-Ayre
Thorns - Young Ltd

APPLICANT DETAILS: Mr Blackwood

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 20/11/2024

RECOMMENDATION: GRANT PERMISSION

1 **Site Description**

15A First Avenue, Havant, is a two storey detached dwelling constructed with brown brick with a brown clay hung tile design to the front first floor elevation, the property also has a hung tiled roof. The front of the property has a flat roof protruding element in which the integral garage is situated, the flat roof element extends over the front entrance to create a canopy over the entrance. The frontage of the property consists of a hard surfaced area leading to the garage with a flower bed area with a mixture of shrubbery to the front western element. The boundary treatment to the front and front side boundaries consists of brick walls in varying heights.

2 **Planning History**

None relevant

3 **Proposal**

Move front door and glazing by approximately 1.7m to be inline with the north elevation of the garage, add brick wall (west facing) to create an entrance hall and replace the existing flat roof with a pitched roof.

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

Arboriculturalist, Tree Team

No comments received.

The TPO Horse Chestnut tree subject to TPO 1009 was at some point replaced with what is now a mature Silver Birch Tree this tree is not subject to a TPO.

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)

(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 to enclose the existing canopy overhanging the front entrance to create a enclosed porch area. The roof of the proposed porch would be hipped in design with an eaves height of 2.8m with a maximum height of 3.7m, the proposed roof would extend over the existing flat roofed protruding front garage. A new window is proposed to the western side elevation of the porch with a new full length window and entrance door to the front elevation. The materials to be used in the construction would be similar in appearance to the materials of the existing property. The design and appearance of the extension is deemed appropriate in context to the existing building, and the introduction of the hipped roof would enhance the external appearance. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

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 distance to the neighbouring properties to the front, the proposed porch enclosure and roof alteration to the existing garage are not considered to have a harmful impact upon Nos. 18 & 20 First Avenue
- 7.6 The neighbouring property to the east (No.11A) is set forward of the application site. The proposed porch enclosure and roof alteration to the existing garage would have a distance of 1m to the shared boundary and a 2m distance from the blank side facing elevation. The proposal is not considered to have a harmful impact upon No.11A in terms of appearing overbearing or nor would the proposal lead to a loss of light, outlook or privacy. Therefore any impact upon this neighbouring property would be considered minimal and acceptable.
- 7.7 The proposed porch enclosure and roof alteration would have a distance of 5m to the shared boundary with the neighboring property to the west (No.15) with a 10m distance to the front side facing elevation. The proposal is therefore not considered to have a harmful impact upon No.15 in terms of appearing overbearing or nor would the proposal lead to a loss of light, outlook or privacy. Therefore any impact upon this neighbouring property would be considered minimal and acceptable.
- 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.

(iv) Biodiversity Net Gain (BNG)

- 7.9 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/24/00724 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 - Received 23 September 2024

Site Plan - Received 23 September 2024

Existing and Proposed Floor Plans and Elevations - Drawing No.8189.24.1

REV C - Received 25 September 2024

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.