

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/24/00548

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Proposed side two-storey extension and rear single-storey extension.

SITE ADDRESS: 11 Iping Avenue, Havant, PO9 4RH

AGENT DETAILS: Mr Jay
The Planning Service

APPLICANT DETAILS: Mr Paul

CASE OFFICER: Ikrame Essalih

TARGET DATE FOR DECISION: 12/09/2024

RECOMMENDATION: GRANT PERMISSION

1 Site Description

- 1.1 11 Iping Avenue, Havant is a two-storey semi-detached dwellinghouse located at southwest corner of an open green space defined by Iping Avenue at the east, south and west and Hursley Road at the north. The dwellinghouse is constructed in facing brickwork, white uPVC fenestration and features a brown tile gable roof. At the rear there is a conservatory while the west side includes a single storey side extension that extends further to the rear and an existing carport at the rear garden accessible via a rear gate that opens onto a shared parking area.
- 1.2 The surrounding area is predominantly residential with medium density and comprising properties of similar age, height and design and some other containing different finish materials along Hursley Road.

2 Planning History

None.

3 Proposal

The proposal consists of the construction of a two-storey side extension with an attached rear single storey extension following the demolition of an existing single-story structure and adjacent rear garage.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Councillor Amy Redsull - Leigh Park Hermitage
No comments received.

Councillor Richard Joseph Spence Brown
No comments received.

Councillor Vicky Rhodes
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: 7

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 proposed works consists of the construction of a two-storey side extension at the west side of the dwelling and a single storey rear extension to be positioned at the back of the new extension. The side extension would have a width of approximately 2.312 metres and would extend to the rear by approximately 6.324 metres. This two-storey side extension would have an eaves height of approximately 5 metres and would accommodate a new utility boot room and toilet at the ground floor and a new bedroom with ensuite bathroom at the upper floor. The proposed materials for the side and rear extensions would comprise brickwork, roof tiles and white uPVC windows matching the existing.
- 7.4 The proposed two storey extension would be visible from the public realm, although mainly from a couple of vantage points. In accordance with Havant Borough Design Guide, this type of extensions should be set back from the main building line and have a lower roof ridge height. The proposed plans show that the extension's roof ridge height would be lower by approximately 160 mm in comparison to the existing main roof while it would be set back from the front following the same roof pitch of the main dwellinghouse. Also, the front elevation of the side extension would be recessed by approximately 450mm in relation to the main building line. As the appearance of the streetscene should be a main consideration in review of this proposal, it should be mentioned that the dwellinghouse is positioned at a corner position where its western elevation is facing an open parking area with residential properties backing onto it, which in combination to the proposed side extension's modest width, would contribute to reducing its visual impact on the main streetscene along Iping Avenue and Hursley Road. Also, by dint of the location of the application site's plot and dwellinghouse in relation to the neighbouring properties and parking, it is considered that an adverse impact of 'terracing effect' would be avoided. Consequently, it is deemed that the proposed side extension would appear subservient to the main dwellinghouse due to its scale, design and position, thus would not adversely impact the character of the main dwellinghouse and the surrounding area. It is perceived that means of access from front to rear garden through the ground floor of the proposed two-storey side extension would not be materially different from the existing, noting that the current access is through the existing single storey side extension.
- 7.5 In regard to the proposed single storey rear extension, the proposed design would feature a flat roof build forming a continuation to the ground floor of the proposed two-storey side extension and containing a new study room. The extension would be protruding by approximately 3.279 metres to the rear with approximately 2.63 metres of width and about 2.65 metres total height. Due to the modest dimensions and height of the extension as well as the matching materials, it is considered that this new build would look subservient to the main dwellinghouse and would be in keeping with the existing.
- 7.6 Considering all of the above, the design and appearance of the proposal is deemed appropriate in context to the main building and the streetscene and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan Core Strategy (2011). It is considered that the scheme would not result in an adverse impact on the visual amenity and character of the locality.

(iii) Effect on neighbouring properties

- 7.7 The proposed side extension would be flush with the western elevation of the main dwellinghouse and immediately adjacent to the western boundary line. Considering the angled position of the proposed development in relation to the neighbouring properties, it is deemed that the overall level of impact would not be significant or harmful.
- 7.8 The nearest neighbouring property to the application site is No. 13 Iping Avenue. The proposed works would be facing the southeast corner of this property, which has a blind

south-facing elevation. Additionally, the new side windows at ground level, part of the proposed extensions and serving the utility room, would be obscure glazed. The properties to the west are bordered by high timber fencing on their eastern sides, providing privacy screens for their residences and rear gardens. Therefore, it is considered that the proposal would not have an adverse impact on the residential amenities of the neighbouring properties to the north, northwest, and southwest of the application site.

- 7.9 While the rear extension rear-facing window would be mainly screened by the existing southern fence, the two-storey side extension would result in a new rear/south facing window at the upper floor. The rear elevations of properties at No.1, No.3, No.5 and No.7 Highclere Avenue would be facing the rear elevation of the proposed extension, with the closest property at No.3 Highclere Avenue having a single storey rear extension with north-facing windows. However, noting that the separating distance between the proposed side extension's rear elevation and these neighbouring properties is approximately 23 metres at the nearest point and considering the established views at the rear between the different properties, it is deemed that the proposal would result in a limited and acceptable impact to the residential amenities of the neighbouring properties to the south and east sides.
- 7.10 It is considered that the properties located at the north are located at sufficient distance to avoid any detrimental impact resulting from the proposed development.
- 7.11 Overall, it is considered that the proposed development would not be dominant or appear overbearing or lead to harmful overlooking, loss of privacy or outlook 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 Havant Borough Local Plan Core Strategy (2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking matters

- 7.12 The property currently contains three existing bedrooms at the upper floor. The proposed works would result in the addition of a new bedroom at the side extension's upper floor resulting in a total of 4 bedrooms. In accordance with the Council's Residential Parking Standards SPD, a minimum of three car parking spaces should be provided on-site or demonstrated to be available within the vicinity. The submitted Parking Plan shows a current provision of two car parking spaces allowed by the existing driveway and front garden, and a third car parking space to be provided at the rear following the demolition of the garage, accessed through the existing gate, from the shared parking side. Therefore, it is deemed that the current and proposed car parking provision within the curtilage of the application site would be meeting the requirement of the Havant Borough Parking Standards SPD and Policy DM13 of Havant Borough Local Plan Core Strategy (2011).

(v) Biodiversity Net Gain (BNG)

- 7.13 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/24/00548, 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:

Amended Design & Access Statement - Uploaded 16 October 2024
Amended Proposed Block Plan - Dwg No.P001 - Uploaded 16 October 2024
Proposed Floor & Roof Plans - Dwg No.001 - Uploaded 19 July 2024
Proposed Perspectives - Dwg No.P003 - Uploaded 19 July 2024
Proposed Elevations - Dwg No.P002 - Uploaded 19 July 2024
Parking Plan - Dwg No.P005 - Uploaded 16 October 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.