
Site Address:	33 Lester Avenue, Havant, PO9 3HE		
Proposal:	Single storey rear extension of ground floor flat		
Application Type:	Full Planning Permission		
Application No:	APP/22/00664	Expiry Date:	26/08/2022
Applicant:	Mr Bolton		
Agent:	Mr Carr	Case Officer:	Joseph Toole
	AC Design		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

33 Lester Avenue, Havant, is a ground floor flat within a two storey semi detached building located to the west side of Lester Avenue. The building comprises of sand render and clay roof tiles. Vehicular access is from Lester Avenue with parking to the side.

The building is located within a residential area with surrounding properties of the same design.

2 Planning History

No relevant planning history.

3 Proposal

The proposal would involve a single storey rear extension to be used as a dining room and kitchen. It would have a width of approximately 6.1 metres, a depth of approximately 3 metres with a lean to roof having a maximum height of approximately 3.4 metres.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

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

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Anne Fairhurst - Bedhampton

No Comment.

Councillor D Guest

No Comment.

Councillor Mark Inkster

No Comment.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Drainage

- (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 extensions would have facing brickwork with roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse and character of the area.

7.4 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the flat being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be in keeping with the character of the area.

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 conserve the visual amenity of the locality.

- (iii) Effect on neighbouring properties

7.6 On the north side there would be a door and a window within the proposed rear extension facing out onto the rear garden and rear of No.6 Woodstock Road. Due to the boundary treatment and separation distance it is not considered to cause overlooking, appear overbearing or result in the harmful loss of light to surrounding properties.

7.7 On the south side the proposed rear extension would be by the existing rear extension at No.31 Lester Avenue thus not considered to have a negative impact.

- 7.8 To the rear there would be a window and door within the proposed rear extension facing out onto the rear garden. Due to the existing boundary treatments it is not considered to cause harmful overlooking.
- 7.9 Given the single-storey nature of the extension and limited depth, it is not considered that the extension would result in any significant adverse impacts on the amenity of the occupiers within the first floor flat above.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Drainage

- 7.11 Southern Water commented on the application raising no objection. An informative has been added to the decision.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00664 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:

Site Plan - CW02-900-1st
Proposed Site Layout - CW02-1001-1st
Proposed Floor Plans and Elevations - CW02-101-1st

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.