
Site Address: 33 Chestnut Avenue, Havant, PO9 3QS
Proposal: Single storey rear flat roof extension with roof lantern, changes to materials and alterations to driveway.
Application Type: Full Planning Permission
Application No: APP/22/00286 Expiry Date: 14/06/2022
Applicant: Mr A Graham
Agent: Case Officer: Selina Donophy
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the east side of Chestnut Avenue, Havant. This property has a pitched roof with brickwork to the elevations and a detached garage to the side. The plot is angled, with a public footpath adjacent to the northern boundary. The area is predominantly residential in character.

2 Planning History

None relevant

3 Proposal

Single storey rear flat roof extension with roof lantern, changes to materials and alterations to driveway.

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)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comment

Councillor Gary Robinson

No comment

Councillor Mark Inkster

No comment

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
- existing plans do not show the large garden room of approx. 30+ sqm which is under construction, so prior to the planned new development the ratio of garden to building has decreased and will further if permission is given -states on the plan that this is a rear extension, however the existing height of the garage is currently lower than proposed development, so would imply that the garage would have to be partially or fully rebuilt so this would be a side and rear extension -as the existing garden to the property is shallow in depth, this size extension combined with the other building is excessive for the size of the plot	It is noted this has not been shown on the plans and was viewed when undertaking the site visit. The applicant has confirmed the outbuilding falls under permitted development which means this did not require planning permission. Noted- applicant has confirmed the roof of the garage would be raised. Please see 'Planning Considerations' section of the report.

-the current property is elevated and the proposed development will dominate neighboring properties to the East. The extension will therefore need to be higher to align with the existing property and will take it higher than the current fence line. -moving the chimney to the corner of the extension will now mean that it is lower, and with the prevailing wind more fumes and smoke will blow into neighbouring gardens -very concerned on the impact of the water table and levels, resulting in flooding to gardens and property which are down hill of the proposed development. With the current large garden room, patio area, plus the proposed extension ,will result in the reduction of the garden for natural water absorption - As direct neighbour the proposed development will impact us the most and will not meet the requirements as stated CS16 1) e especially as the proposed development brings the properties closer together resulting in noise , decreased privacy and smell.	Please see 'Planning Considerations' section of the report. Please see 'Planning Considerations' section of the report. Having checked with the Council's civil engineer it has been confirmed there is no history of flooding in this immediate area. Drainage options will be accounted for under Building Regulations requirements. Please see 'Planning Considerations' section of the report.
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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) 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 This proposal comprises a single storey rear extension which would span the width of the existing property, it would have depth of approximately 4.4 metres and a height of 2.3 metres with a flat roof and raised lantern rooflight. To the rear elevation would be bi-fold doors and two windows which would all serve an open plan kitchen and living area. The extension would allow for the re-configuration of the internal space with the existing living room turned into an en-suite bedroom and utility room. A window would also be added to the north elevation serving bedroom 2 and the internal garage would be reduced in depth. The front garden would be altered to grey block paving allowing for vehicle parking space to the front of the property. The dwelling is also proposed to be rendered- whilst many of the properties nearby comprise brick, render is also a material used on properties in the immediate area.
- 7.4 The proposed rear extension would add a significant increase to the footprint of the dwelling however it is noted that an extension could be built with a depth of 4 metres under permitted development. The proposed extension is deemed to be generally subservient to the host dwelling and it is considered that there would be enough garden space retained so as not to result in an overdevelopment of the plot. The paving of the front garden is not judged to be harmful to the streetscene as other properties in the immediate vicinity have done similar.
- 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 To the north of the application site is no 31 Chestnut Avenue . This property is set back behind no 33 and is separated by the footpath running to the side. The extension would not result in harmful overshadowing or overlooking back towards no 31.
- 7.7 To the south of the application site is no 35 Chestnut Avenue. This property has been extended to the rear. The proposed extension would be located level with the side boundary shared with no 35 and would project beyond the rear of no 35 by approximately 7 metres . It is deemed there would be some impact in terms of outlook on no 35 due to the close proximity and depth of building line. Whilst this is the case it was also noted that foliage currently forms the boundary treatment between these properties with a height close to level with the existing garage roof and therefore a reasonable degree of screening exists . In addition the siting of no 33 to the north of no 35 would mean overshadowing would not be an issue and the rear window would continue to receive light from the east unaffected. For these reasons it is deemed that the impact of the extension on no 35 is, on balance deemed to be acceptable, noting that an extension of 4 metres could be constructed without planning permission.
- 7.8 To the rear of the site are nos 8 and 10 Littlepark Avenue. The extension would be set away from the rear boundary and there is a substantial boundary treatment to the rear boundary blocking views between the rear gardens. It is noted that there is a drop in land levels from east to west and an outbuilding is currently located within close proximity of the rear boundary on the site. Whilst the outbuilding is evidently reasonably prominent in this siting, the extension would be set far back enough so as not to result in an overbearing impact noting it would be at single storey level . For this reason the impact of the extension on the amenity of properties to the rear is deemed to be acceptable.

- 7.9 The proposal also includes the moving of the chimney further towards the rear of the property - this can be done without planning permission under permitted development . If smoke nuisance were to occur Environmental Health should be contacted who can investigate under separate Environmental Health legislation.
- 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).

(iv) Parking

- 7.11 This proposal would result in an increase from 2 to 3 bedrooms on site. In addition the garage would be shortened to allow for only one internal parking space. The driveway is proposed to be block paved allowing for additional parking space to the front - two parking spaces could therefore be provided for on site.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the 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/22/00286

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:

Application form - materials uploaded on the 14.04.2022
Location plan uploaded on the 20.04.2022
Block plan uploaded on the 20.04.2022
Proposed floor plan with roof lantern uploaded on the 10.05.2022
Proposed front elevation uploaded on the 08.04.2022
Proposed rear elevation uploaded on the 08.04.2022
Proposed north elevation uploaded on the 08.04.2022
Proposed south elevation uploaded on the 08.04.2022

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.