
Site Address: 71 - 73 Third Avenue, Havant, PO9 2QR
Proposal: Alterations and extensions including single storey and two storey gable extensions to front (north) elevation and ground floor side extension to No. 71.
Application No: APP/15/00546 Expiry Date: 10/08/2015
Applicant: Mr C Poulton Team: Team 1
 Tectonica
Agent: Mr M Gillings Case Officer: Bee Crawford
 Mike Gillings - Building Plans
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a pair of older style two storey semi-detached properties situated at the end of Third Avenue, with a brown tiled pitched roof and elevations of red/brown multibrick, cladding and white painted brickwork. The site is level, although the properties have been vacant for some time and the front and rear gardens are overgrown and uncultivated. The properties have heras fencing to the front, a 1.8 metre high fence reducing to 1.6 metres to the east, a 1.8 metre high fence between the properties at the rear and a 2 metre high fence to the west. Trees and shrubs form the southern boundary with the railway line beyond.
- 1.2 The rear gardens of terraced properties in Third Avenue are to the east of the site and there are two sets of newly constructed two storey semi-detached properties to the west of the site which are currently vacant. Railway lines lie to the north and south of the site. The surrounding area is of medium density with a mixture of new two storey semi-detached properties and two storey terraced properties of individual and similar age style and design situated between two railway lines.

2 Planning History

APP/14/01020 - Demolition of 71 and 73 Third Avenue, and the construction of 4 No. 2 bed houses and 2 No. 3 bed houses with parking and landscaping, refused 02/12/2014.

3 Proposal

- 3.1 The proposal is for the extension and refurbishment of numbers 71 and 73 Third Avenue including two storey and single storey front extensions to both properties, a single storey side extension to number 71 with tile hanging and render finish. The two storey front extension spans both properties and has a total width of 7.4 metres (3.7 metres to each property), a depth of 2.6 metres with a pitched roof of 5.2 metres to the eaves and 8.4 metres to the ridge (the mid point of the extension). The single storey front extensions adjoin the east and west of the two storey extension and have a width of 2.1 metres, a depth of 1.65 metres with a mono-pitched roof to an eaves height of 2.5 metres and a ridge height of 4.2 metres. The single storey side extension at number 71 is 2.5 metres in width, 4.1 metres in depth with a

mono-pitched roof to an eaves height of 2.2 metres and a ridge height of 4.5 metres.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No arboricultural concerns.

Countryside Access Team

No response received.

Open Space Society

No response received.

Development Engineer - Highways

The Highway Authority has no adverse comment to this application. It is suggested the Planning Authority conditions the car parking and cycle facilities as shown on the submitted plans.

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: 1

- 6.1 One letter of support received on behalf of the Warblington and Denvilles Residents' Association.

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 streetscene
- (iii) Effect on neighbouring properties

(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 control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed extension would be visible from the public realm, although the application site is at the end of Third Avenue and access is via a newly constructed private drive. The entrance to the properties was previously to the south elevation, although the proposal is for the front doors to be reconfigured to the north. Consequently the front of the site has a greater depth than the rear and the proposal would bring the dwellings approximately in line with the new properties to the west. The development would result in a reasonable increase to the original footprint of the properties and it is considered that this can be comfortably accommodated within the extent of the site.

7.4 Regarding the two storey and single storey front extensions, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that front extensions should not protrude too far forward of the main building and are most appropriate where the building is set well back from the highway. The properties are situated at the end of Third Avenue, the maximum depth of the extensions is 2.6 metres and the resulting building line would be approximately 15 metres from the private access drive and generally in line with the new properties to the west. Whilst the new ridge height is the height of the main ridge, in this particular case it is considered there would be no merit in reducing the height or hipping the roof back. It is deemed the design of the extensions are appropriate in context to the main buildings and would regularise and enhance the appearance of the properties, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and are considered to be acceptable. It is judged that the proposals would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 The proposed front extensions are to the northern elevation of the property and face the screened railway line, with no properties directly opposite. There are no side windows in the front extensions which are situated in excess of 5 metres from neighbouring properties, the resulting depth and position of the front elevation being similar to the newly constructed properties to the west (which are being built under planning permission APP/11/01577 and are nearing completion but not yet occupied). The end and side aspect of rear gardens of properties are to the east and are deemed to be a sufficient distance away to minimise any perception of loss of privacy or outlook.

7.6 There are french doors to the eastern elevation of the single storey side extension to number 71, although it is 6 metres away from the property boundaries to the north and east. No objections have been received with respect to the scheme and a letter was submitted from the Warblington and Denvilles Residents' Association supporting the

application, as it is considered to be much more sympathetic to local residents and the area. It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site, meeting the requirements of sections of policy CS16 of the HBLP (Core Strategy).

8 **Conclusion**

- 8.1 The scale, siting and design of the proposals are considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00546 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The development shall not be brought into use until the parking spaces and cycle facilities as shown on the submitted drawing no. 2179.01 have been provided within the curtilage of the site and thereafter all of those spaces and facilities kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 2179.01	Proposed block plan and floor and elevations plan
Drg No. 2179.02	Location plan and existing floor and elevations plan

Drg No. 2179.03 Existing roof plan

Reason: - To ensure provision of a satisfactory development.