
Site Address: 8 St Georges Avenue, Havant, PO9 2RX
Proposal: Two storey rear infill extension. New pitched roof to replace existing flat roof. Conversion of existing porch into bootroom and WC. New storm porch.
Conversion of existing external store. Internal alterations.
Application No: APP/21/01253 Expiry Date: 29/12/2021
Applicant: Ms Mahoney
Agent: Mr Jewell Case Officer: Joseph Toole
 Bastion
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

8 St Georges Avenue, Havant, is a two storey detached property located to the north of St Georges Avenue. The property comprises of brickwork and white and black render with red roof tiles. Vehicular access is from St Georges Avenue with parking to the front.

The property is located within a residential area with some properties of similar design and appearance and others differing.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Two storey rear infill extension. New pitched roof to replace existing flat roof.
Conversion of existing porch into bootroom and WC. New storm porch. Conversion of existing external store. Internal alterations.

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

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 Imogen Payter

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Comment	Officer Comment
The floor plans do not match the elevations - bi-fold doors arrangement differ	This has been updated
Large upper floor master bedroom window out of scale with character of the area	As this would be located to the rear of the property it is not considered to be out of keeping with the character of the area
Weather porch out of keeping with character of the area	This is not considered to have an adverse impact on the character of the area
Concerns with Juliet balcony	The proposed Juliet balcony would not involve a roof balcony. There would be a glass balustrade

Number of representations received: 2

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) Ecology
- (v) 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 The proposed development would involve a two storey infill extension. It would extend the ground floor space with a width of approximately 3.2 metres and a depth of approximately 1.4 metres. An extension above this would be constructed with a width of approximately 3.2 metres, a depth of approximately 5 metres with a gabled roof having a maximum height of approximately 8.4 metres. There would be a storm porch to the front of the property over the front door. The existing store room would be converted into a store and office room. There would also be a number of fenestrational changes.

7.4 The proposed works on the property would have brickwork and render with clay roof tiles to match the existing property. The store room would be partially demolished to the side and be clad in timber weatherboarding. These alterations are considered to be acceptable with the context of the main dwellinghouse and character of the area.

7.5 Part of the proposed works would be visible from the street scene. However the majority of the proposed works would not be readily visible and considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. It is worth noting No.7 St Georges Avenue have a similar design with fenestrational changes. Therefore, it is considered to be inkeeping with the character of the area.

7.6 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

7.7 To the front of the property there would be revised fenestration within the new boot room and W/C and a new storm porch facing out onto the front garden and public highway. These views are not considered to have an adverse impact on neighbouring properties.

- 7.8 On the east side facing No.10 St Georges Avenue there would be an increase in roof height to the rear. Due to its separation from the boundary it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.10.
- 7.9 On the west side there would be revised fenestration. As it would create similar views to that already established on site it is not considered to cause harmful overlooking to No.6 St Georges Avenue. Furthermore, there would be an increase in roof height to the rear. Due to its separation from the boundary it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.6.
- 7.10 To the rear there would be revised fenestration with a glass balustrade and Juliet balcony at first floor level. As it would create similar views to that already established on site it is not considered to cause harmful overlooking to any neighbouring property.
- 7.11 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) Ecology

- 7.12 The property is within 50 metres of breeding swifts. Due to the scale and nature of the proposed works it is not considered to have a harmful impact on the ecology of the area.

(v) Parking

- 7.13 The proposed development would involve the loss of one car parking space in the garage. According to the Havant Borough Parking Standards SPD 3 car parking spaces need to be provided on site. There is sufficient car parking 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/21/01253

- 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 and Block Plan - PL00.1

Proposed Floor Plans - PL01.2B

Proposed Elevations - PL02.2B

Proposed 3D Views - PL03.1

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.