
Site Address:	14 St Georges Avenue, Havant, PO9 2RX		
Proposal:	Rear Single storey and rear first floor extension		
Application No:	APP/21/00562	Expiry Date:	28/07/2021
Applicant:	Mr & Ms Bryan & Gulliver		
Agent:	Mr I Murray	Case Officer:	Denise Sheath
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

14 St Georges Avenue, Havant, is a two storey detached property constructed with brick with a white painted render to the elevations, there is an detached garage long the rear eastern boundary. The property is set back 11m from the highway with a gravel frontage with the availability of parking 2 to 3 vehicles.

2 Planning History

99/64303/000 - Erection of detached single garage, PERM,17/09/1999

3 Proposal

Rear Single storey and rear first floor extension

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

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

5 Statutory and Non Statutory Consultations

Not required

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.

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

(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 Part of the proposal is for a first floor extension to the rear/ eastern side elevation which would bring the first floor rear extension in line with the existing first floor rear building line. The overall design approach is in keeping with the host dwelling and would not appear overly dominant or incongruous. The materials to be used in the construction of the first floor extension will be in keeping with the existing materials used in the construction of the property.

7.4 The other element to this application is the removal of the existing single storey rear conservatory/extension and replace with a single storey rear extension with a larger footprint. The proposed extension would have a depth of 6.7m, an eaves height of 2.7 and a maximum height of 3.4m. The materials to be used in the construction will match the materials used on the existing property.

7.5 The proposed alterations to the existing dwelling is within a plot more than capable of accommodating the additions with good distances to the boundaries and from neighbouring properties.

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 The proposed single storey extension will have a 2m distance from the shared boundary with No.12 and a 4m distance to the rear facing elevation, the proposal will be partially screened by the boundary treatment which consists of 1.8m close boarded wooden fencing which has trees and hedging along the shared elevation within the neighbouring property. The first floor extension would not be readily visible. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.

- 7.8 The proposed single storey extension would have a distance of 4m from the shared boundary with No.16. the proposal would be mainly screened by the existing single storey extension within No.16 along this shared boundary and by the garage along the shared boundary of the application site. The first floor extension would have a distance of 8m from the side facing elevation of No.16. There are to be no windows installed within the side facing elevation, there is a window to be installed within the rear elevation at first floor level of the proposal, which could be perceived to increase overlooking of the amenity area of the property at No.16. However, a degree of overlooking already exists from the current first floor windows and it is considered the new window would not result in a loss of privacy or create an additional unacceptable level of overlooking. It is therefore considered that the impact upon this neighbouring property would be acceptable.
- 7.9 The is a distance of approximately 30 from the proposal to the rear boundary which is adjacent to the railway lines is considered that there will no impact upon this area.
- 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.

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/21/00562 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 - Received 02 June 2021
Design and Access Statement - Received 02 June 2021
Location and Site Plan - Drawing No. A111 - Received 02 June 2021
Existing Floor Plans - Drawing No. A102 - Received 02 June 2021
Existing Elevations - Drawing No. A103 - Received 02 June 2021
Proposed Floor Plans - Drawing No. A112 - Received 02 June 2021
Proposed Elevations - Drawing No. A113 - Received 02 June 2021
Site Sections - Drawing No. A115 - Received 02 June 2021

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.