
Site Address:	15 Abbotstone Avenue, Havant, PO9 2HL		
Proposal:	Single storey rear extension.		
Application No:	APP/21/00819	Expiry Date:	14/09/2021
Applicant:	Mr R Tim		
Agent:	Mr S Walker	Case Officer:	Joseph Toole
	Parkers Design		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terraced property on a good sized plot, with an attached garage and beauty salon. It has a brown tiled pitched and hipped roof and elevations of red multibrick and render at first floor and to the entrance porch. The site is level and has open vehicular access to the front leading to an area of block paving with a 1 metre high wall to part of the front boundary and western boundary and a 2 metre high fence to the eastern boundary. The rear garden has a patio area, lawn, decking, a shed and summerhouse and is enclosed by 2 metre high fencing to all boundaries.
- 1.2 The adjoining two storey terraced property is to the west, the rear gardens of terraced properties in Adhurst Road are to the east and rear and two storey terraced properties are opposite. The area is of medium density with two storey terraced properties of similar age, styles and design.
- 1.3 Under APP/20/00615 planning permission was granted for a single storey rear extension and other works. This application is a revision of this.

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

2 Planning History

APP/10/00207 - Double garage to side (east) elevation together with associated continuation of hard surfacing to front. (Retrospective.), PERM,22/07/2010

APP/11/00070 - Change of use to one half of double garage (Class C3) to a beauty salon (Sui Generis)., PERM,15/04/2011

54/03141 - Outline for layout of roads and plots for the erection of 566 dwellings, UNK,31/08/1954

APP/20/00615 - Single storey rear extension, canopy to front, new render., PERM,09/12/2020

3 Proposal

Single storey rear 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

Councillor Alex Rennie

No Comment.

Councillor Richard Stone

No Comment.

Developer Services, Southern Water

Southern Water shall have no objection to the proposed rear extension.

Please find the attached extract from Southern Water records showing the approximate position of public surface water sewer within the development. Any new works proposed within the standoff distance of public apparatus the applicant will be required to contact Southern Water.

Furthermore, 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.

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

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations:

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h
 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: 9

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
- (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 proposal is for the construction of a single storey rear extension. The rear extension has a depth of 3.7 metres and a width of 5.1 metres, with a pitched roof and roof lights to an eaves height of 2.5 metres and a ridge height of 3.9 metres.

7.4 The proposed extension would have chalk white render to match parts of the existing property. This is considered to be acceptable within the context of the residential area.

- 7.5 The rear addition, together with the existing extensions to the property would result in a generous increase in the overall footprint and volume of the original dwelling, however it is considered this can be comfortably accommodated within the extent of the site and sufficient amenity area would be retained to the rear.
- 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

Impact on 13 Abbotstone Avenue - side/west

- 7.7 This property adjoins the application site to the west. Whilst the single storey rear extension is to be built close to the boundary with this property, there are no windows in the western elevation. Furthermore, photographs provided by the agent show there is a two storey rear extension at this neighbouring property and the proposed extension would not project beyond the rear elevation of this addition.

Impact on 1, 3 and 5 Adhurst Road - side/east

- 7.8 The angled eastern boundary of the application site abuts the rear boundaries of these properties. The rear boundary of number 1 Adhurst Road runs along the side elevation of the garage extension at the application site and this would provide a degree of screening from the proposal which is close to the western boundary of the property.
- 7.9 Whilst there are roof lights in the new extension, there are no windows in the side elevation and the rear elevations of numbers 3 and 5 Adhurst Road are approximately 14 metres away. It is deemed the bi-fold doors on the rear elevation of the extension would not result in any additional overlooking loss of privacy to the occupiers of these neighbouring properties.

Impact on 7 and 27 Adhurst Road - rear/north

- 7.10 The rear gardens of these properties abut the rear boundary of the application site, although do not directly face the rear elevation of the dwelling. Whilst there are bi-fold doors in the rear elevation of the extension, it is 9.8 metres away from the northern boundary, and the rear elevation of 7 Adhurst Road is 11 metres to the east and the rear elevation of 27 Adhurst Road is 15 metres to the west from this boundary.
- 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) Drainage

- 7.12 Southern Water were consulted on the application and raised no objection. An informative detailing how to make a formal application for a new connection to a public foul sewer has been added.

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/21/00819

- 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 Plan A107

Block Plan A106

3D Plan - A103A

Existing and Proposed East and West Elevations - A105

Existing and Proposed First Floor Plans - A102

Existing and Proposed Ground Floor Plans - A101

Existing and Proposed North and South Elevations - A104

Existing and Proposed Site Plans - A103

Section BR101

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.