
Site Address: 25 Castle Avenue, Havant, PO9 2RY
Proposal: Front and side single and double storey extension, part loft conversion to mezzanine, rear single storey extension, changes to exterior cladding.
Application No: APP/15/01187 Expiry Date: 11/12/2015
Applicant: Mr Meades Team: Team 1
Agent: Mrs Grinstead Case Officer: Rachael McMurray
 Your Home Plans Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a two-storey detached dwelling of brick and tile construction. There is a garage attached to the side elevation and a flat roof side extension on the side/south elevation. The property is set back from the highway and provides a front driveway and garden area. The front boundary is marked by a row of mature trees. The rear garden is level and laid to lawn.

Castle Avenue is an attractive suburban streescene, characterised by large detached dwelling which vary in design.

2 Planning History

None relevant

3 Proposal

The proposal comprises several elements:

- i. Two-storey front extension. This would extend out by 3m from the existing front elevation. It would include a balcony with a glass balustrade.
- ii. replacement side extension. This would feature a pitched roof and extend past the front building line by 3m
- iii. Single storey rear extension. This would extend out from the rear elevation by 6m and feature mono-pitch roof.
- iv. Cladding of the dwelling in cedar wood cladding and a render painted finish for the new elements.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways:
No objections

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: 2 x letters of support

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 the design and impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of the design and impact upon the streetscene

The various forms of development are considered to relate well to the main dwelling and would achieve a cohesive design. They are subservient scaled and well proportioned with matching fenestration. The cedar and render are modern materials finishes however, they are of high quality and will freshen up the dated exterior.

The streetscene contains a variety of dwelling types however, they are all similar in that they are large, detached dwellings. The proposal would not form an incongruous feature and would improve the visual amenity of the streetscene.

(iii) Impact upon neighbouring properties _

No. 23 is set back from the shared/side boundary with No. 25 and includes a garage on the north elevation. As such a new side extension to the south elevation of No. 25,

even with the projection forward of the forward of the building line, is unlikely to have an impact on No. 23 given the separation distances and that the structure would be single storey.

The two-storey extension on the NE corner would project out from the front elevation by 3m and include a gable end pitch roof which provides a canopy for the balcony. No. 27 is positioned 1m from the shared boundary so the proposed extension would be in close proximity. No. 27 has GF and FF windows close to the corner adjacent to the proposed extension. However, as No. 27 is set slightly further forward than the front elevation of No. 25, the extension would only extend 2m past the front building line of No. 27. When applying the 45 degree test as advised in the borough design guide, the extension would be well within the 45 degree line. This means that it would not have a significant impact in terms of loss of outlook or restriction of light to the closest windows in the front elevation of No. 27. Furthermore, the upstairs bedroom in No. 27 is dual aspect due to a second window in the side/south elevation.

There is a slight concern over the balcony in terms of potential loss of privacy. This could be easily mitigated by the inclusion of a 1.8m high screen on the north elevation. This would prevent views into the adjacent first floor windows at No. 27. A condition could be included for this to be provided prior to the occupation of the extension.

The rear extension would extend 6m past the rear building lines of both No. 25 and 27. It would be set off the shared boundary by 1m. When applying the 45 degree test, the extension would extend past this line by 2m. However, given that the extension would have a low eaves height on this side (2.5m), and the boundary on No. 27 is built up with semi-mature hedging, it is not considered that the extension would have a significant impact in terms of being overbearing or resulting in a loss of amenity to the neighbouring property.

8 Conclusion

With the inclusion of a screen on the north elevation of the balcony, the proposal is 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/15/01187 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 Compulsary Purchase Act 2004.
- 2 The external materials, unless specified on the approved plans / application form, 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan - P1
Block Plan - 01
Existing elevations - A101
Proposed elevations - A102
Existing and proposed GF and FF - A103
Existing and proposed elevations - A104
Existing and proposed roof plan - A106
3D Views - A107

Reason: - To ensure provision of a satisfactory development.

- 4 The balcony shall not be brought into use until a 1.8m (measured from floor level of the balcony) high obscure glazed screen has been installed on the north side of the balcony, the details of which are to be submitted and agreed in writing by the Local Planning Authority. The permitted screen shall thereafter be retained and maintained in accordance with the approved details.

Reason: To safeguard the privacy of the occupiers of neighbouring properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.