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Site Address: 10 First Avenue, Havant, PO9 2QN  
Proposal: Demolition of existing rear single storey extension and garage, to be replaced with new single storey extension.  
Application No: APP/21/00811                      Expiry Date: 29/09/2021  
Applicant: Mrs Hill  
Agent: Mr D Williams                      Case Officer: Denise Sheath  
         Willow Design & Architecture  
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

10 First Avenue, Havant, is a two storey semi-detached dwelling with large bay to the front ground floor and first floor elevation. The property is constructed with white painted render to the front and side elevation with brick to the first floor and single storey ground floor rear elevations. The property sits within a large plot which has a rear garden over 60m in depth. The front of the property has a laid to lawn garden area with a hardstanding to the front eastern elevation leading to the detached garage to the rear of the property.

## **2 Planning History**

None relevant

## **3 Proposal**

Demolition of existing rear single storey extension and garage, to be replaced with new single storey 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)  
DM13           (Car and Cycle Parking on Residential Development)

### 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**

### **Arboriculturalist, Havant Borough Council**

No objection

## **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: 7

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 The proposal is to demolish the existing garage and the single storey rear elevation and replace with a single storey rear extension. The proposed extension would have a depth of 8.1m which is protruding 1m further than the existing single storey element which is to be demolished and will span 6.2m across with a 9.1m depth attaching the existing rear/ side eastern elevation of the property. The proposed eaves height is 3m with a maximum height of 3.6m. The materials to be used in the construction of the development would be a slate roof to match the existing property and white painted render which will match the front and eastern side elevation of the main dwellinghouse. Although the proposed extension would be partially visible from the streetscene, the property is set back 7.5m from the main with the proposed extension set back 21.3m from the main highway with similar materials of the existing property it would not be likely to create a harmful impact on the character of the area or the streetscene.

- 7.4 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

- 7.5 The proposal is a significant distance from the neighbouring properties from the front that any impact would be considered minimal and acceptable.
- 7.6 The proposal is in excess of 60m from the rear boundary of the property any impact upon these neighbouring properties to the rear would be minimal and acceptable.
- 7.7 The proposal would not protrude further forward and will be 0.25m lower in height than the existing single storey rear/side elevation along the shared boundary with No.12. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.
- 7.8 The proposal will have a 1m distance from the shared boundary with the neighbouring property to the east (No.8), this neighbouring property would be screened by the boundary treatment and the trees and shrubbery along this shared boundary. It is considered that any impact upon this neighbouring property would be minimal and acceptable.
- 7.9 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) Parking

- 7.10 The proposal includes the demolition of the existing detached garage located to the rear eastern elevation of the property. The Block Plan shows the availability for the parking of 3 vehicles which would be required for a 4 bedroom property. A condition has been placed on the decision notice to ensure that these spaces are provided and retained for the purposes of parking at all times.

## **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.
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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00811 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 04 August 2021

Location and Block Plan - Drawing No. 2007-100A - Received 07 September 2021

Existing Floor Plans - Drawing No. 2005-001 - Received 30 July 2021

Proposed Floor Plans - Drawing No. 2005-003 - Received 30 July 2021

Existing Elevations - Drawing No. 2005-002 - Received 30 July 2021

Proposed Elevations - Drawing No. 2005-004 - Received 04 August 2021

**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.

- 4 The development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces 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.