
Site Address:	50 Fourth Avenue, Havant, PO9 2QX		
Proposal:	Single storey side and rear extension.		
Application No:	APP/16/00652	Expiry Date:	18/08/2016
Applicant:	Mrs Lumb		
Agent:	Mr C Flint	Case Officer:	Karen Wooden
	Chris Flint Associates Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a mid terrace older style two storey dwelling with a hung tiled roof and red brick to the elevations, with ground and first floor bay windows to the front.
- 1.2 To the rear of the property, a long narrow passage exists measuring approximately 1.3m in width by 8.7m in length, which currently has a tunneling affect, and has limited use in respect of amenity space. Single storey additions have been added to the property historically.
- 1.3 The area is residential in nature with medium density of dwellings, which vary in terms of style, age and design.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 Single storey side and rear flat roof extension. The proposal is to infill the current external passage from the rear wall of the sitting room, to be level with the rear wall of the current kitchen.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Building Control

The work will require Building Regulation consent.

The wall will also need a Party Wall Surveyor to be involved which is a civil matter.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

- (a) Concerned about boundaries and structural changes.
- (b) Have not been contacted about a party wall agreement and would like works to be overseen by independent party wall surveyor
- (c) Will I be responsible for the new wall and how will it attach to existing garden wall
- (d) Will this mean a change to my deeds

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

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

(ii) Impact upon the streetscene

7.3 The proposed extension will not be visible from the public domain and therefore will have no impact on the streetscene. It is considered that the proposed development would accord with the principles and objectives of policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

7.4 A representation letter has been received from the occupier of the property to the north of the application site with several concerns, it has subsequently been explained that the issues raised are not planning considerations and are a civil matter.

- 7.5 The extension will be built against the party wall of the application site and the property to the north. An informative has been attached to the decision notice informing the applicant that a party wall agreement is required for the proposal.
- 7.6 The proposal is not seeking to extend any further than the footprint of the existing extension. Although the current gap of 1.3m between No's 48 and 50 Fourth Avenue will be lost, the extension could be constructed under Class A of the Town and Country Planning (General Permitted Development) Order.
- 7.7 The application is proposing to install two roof lights and double glazed doors leading to the rear garden. No windows are proposed to be installed in the side elevations, preventing overlooking.
- 7.8 The extension is on the northern elevation and therefore will have no impact on the property to the south (No. 52). The rear garden backs on to the railway line so the extension will have no impact to the west elevation.

8 Conclusion

- 8.1 Having regard to the above information it is considered that the proposed extension would comply with the principles of policy CS16 of the Havant Borough Core Strategy 2011, and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00652 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and proposed plan - received 22.06.16

Reason: - To ensure provision of a satisfactory development.