

The application seeks planning permission for the construction of a single-storey rear extension which would extend out to a depth of 6.0m, running the width of the dwelling at 5.6m, with an overall flat roof height of 2.7m. Bifold doors would be situated on the northern end of the extension.

An open oak-framed porch canopy on the front elevation is also proposed with dimensions of 0.9m x 1.5m x 2.9m.

The application would also introduce an area of on-site parking for three vehicles forward of the dwelling which would be accessed from Park Avenue.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice Guidance 2016
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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan
E1* (High quality design)

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes
No comment received.

Councillor Husky Patel
No comment received.

Councillor Ms C Howard - Purbrook Ward
No comment received.

Hampshire Highways (Summarised)

The visibility splays provided are of the correct standard as laid out in Hampshire County Council Technical Guidance TG3. Providing the applicant applies for a dropped kerb in the appropriate manner, the Highway Authority provide no objections to this planning application.

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
- (iv) Highways safety and parking

(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 proposed single-storey extension would be located wholly to the rear of the dwelling and would not be visible from the public realm. The extension would remain subservient to the main dwelling and is proposed to be finished with a neutral cedar cladding. A sufficient area of rear private open space would also be retained.

7.4 The proposed open porch would be a discreet addition to the dwelling which would not appear incongruous when viewed in conjunction with No. 25 Park Avenue.

7.5 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 2011). 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

7.6 Due to its location and scale, the proposed open front porch would have no impact on the existing level of residential amenity enjoyed by the neighbouring occupiers.

7.7 The proposed extension is relatively deep at 6.0m, but due to the low-level nature of the extension, no overlooking or overbearing concerns would be raised for the neighbouring occupiers of 25 Park Avenue. Although the approved semi-detached dwellings at No. 21 Park Avenue have not yet been constructed, in addition to the low-level nature of the extension, a 1.7m setback from the shared side boundary would also ensure no residential amenity impacts would be experienced by the future neighbouring occupiers.

7.8 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 2011). It is noted that no letters of objection were received with respect to the scheme.

(iv) Highways safety and parking

7.9 The existing dwelling is a three-bedroomed property and would remain so after the proposed development. Although the site does not currently provide for any off-street parking, the proposed on-site parking would bring the site in line with the minimum parking standards for new three-bedroom dwellings of three onsite parking spaces in

accordance with Havant's Car Parking SPD (2016). Although the proposed creation of on-site parking would result in the loss of a single on-street parking space, the on-site parking would reduce the pressure of parking on the street. A separate vehicular access application would need to be made to Council for a dropped kerb.

- 7.10 The Highways Authority were consulted as part of the application and raised no concerns with the proposed visibility splays and design. Parking forward of dwellings is a feature within Park Avenue, and the proposed creation of on-site parking for 23 Park Avenue would not raise any highway safety concerns or parking issues.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, would not conflict with the character of the host dwelling, and would complement the character of the existing streetscene. It 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/21/00953

(A)

(B) for the following reasons/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:

Location and Site Plan Drw. No. 01- Received 14 September 2021
Existing Floor Plans Drw. No. 02 - Received 14 September 2021
Existing Elevations Drw. No. 03 - Received 14 September 2021
Proposed Floor Plans Drw. No. 04 - Received 14 September 2021
Proposed Elevations Drw. No. 05 - Received 14 September 2021
Existing and Proposed Site Plan Drw. No. 06 - Received 14 September 2021
Visibility Splays Drw. No. 07 - Received 21 September 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.

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