
Site Address:	11 Glebe Park Avenue, Havant, PO9 3JR		
Proposal:	Single storey side extension to garage.		
Application No:	APP/16/00704	Expiry Date:	06/09/2016
Applicant:	Mr & Mrs Wright		
Agent:	Mr A Dunks	Case Officer:	Emma Chisnall
	Andrew R Dunks Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Glebe Park Avenue is a detached residential dwelling constructed of white rendered walls with a grey slate tiled roof. The dwelling is located on a hill with an incline from south and north and as such, No 11 is in a lower position to its neighbouring dwelling No 13a.

No 11 is hard-surfaced to the front of the dwelling which provides a provision to park approximately two cars. There is also a garage onsite providing parking for one car with additional space along the side which is currently graveled to provide additional parking.

The boundary shared between No 11 and No 13a is substantial in height and is constructed of part brick along the bottom and part timber fencing, the height of which provides adequate screening between the dwellings.

2 Planning History

None

3 Proposal

Single storey side extension to garage.

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: No objections to the plans.

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 character of the area
- (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. In principle the development is considered acceptable subject to planning conditions.

(ii) Impact upon the character of the area

The proposed works involve extending the existing garage to the curtilage boundary and using materials that are matching to the existing garage and dwelling.

Efforts have been made in the design to ensure the proposed extension to the garage appears in keeping with the existing dwelling and does not appear bulky in size nor obtrusive. The roof of the garage is to be hipped to reflect the existing and reduce the impact of the size increase. From matching materials to that of the existing it should ensure the works look in keeping and in character to No 11.

Garages of this size appear to be fairly typical development along Glebe Avenue so it is considered the works to No 11 should not look out of place nor detract significant character from the area. Therefore the development can be considered acceptable.

(iii) Impact upon residential amenity

The neighbouring dwelling to the north of No 11 is positioned on a higher plot and is set a substantial distance away from the shared boundary and proposed works.

There is also good screening in place from timber fencing along the common boundary and the roof is proposed to be hipped away from the shared boundary which should soften the impact of the development and reduce the impact further. Therefore it is considered that the separation distance and screening would result in an acceptable relationship between dwellings.

It is considered that No 11 has the curtilage available to accommodate the proposed extension and that there should be no further impact caused to immediate neighbouring dwellings.

8 Conclusion

No 11 Glebe Avenue has adequate space for the proposed garage extension. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00704 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 Elevations Plans: Drawing No 4549/3- Rev A
Site Layout Plan: Drawing No 4549/500
Roof Plan: Drawing No 4549/200
Ordnance Survey Map Received 12.06.16
Existing Ground Floor Plan: Drawing No 4549/1
Proposed Ground Floor Plan: Drawing No 4549/2
Cross Section Plan: Drawing No 4549/4
Reason: - To ensure provision of a satisfactory development.