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|-----------------|-----------------------------------------------------------------|---------------|---------------|
| Site Address:   | 10 Lester Avenue, Havant, PO9 3HE                               |               |               |
| Proposal:       | Single storey rear extension including flue on south elevation. |               |               |
| Application No: | APP/15/01322                                                    | Expiry Date:  | 26/01/2016    |
| Applicant:      | Mr Baxter                                                       | Team:         | Team 1        |
| Agent:          | Mr Power                                                        | Case Officer: | Emma Chisnall |
|                 | Thorns Young Ltd                                                |               |               |
| Ward:           | Bedhampton                                                      |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

10 Lester Avenue is a semi detached pebble dashed property with a concrete tiled roof. The dwelling is situated on level ground and has a large amenity space to the rear which is used as garden space. To the front of the dwelling the ground is part lawn and part hard-surfaced for the provision of parking three cars. Along the north elevation the neighbouring properties are separated by a driveway which stretches the length of the north elevation at No 10 and leads to a garage situated along the north boundary.

To the rear of the dwelling there is a dilapidated conservatory in need of regeneration and this is proposed to be demolished and an brick extension built in its place.

## **2 Planning History**

99/64463/000 2 storey side extension and conservatory at rear- Permitted  
07/64463/001 Single storey rear extension- Permitted

## **3 Proposal**

Single storey rear extension measuring by 5.8m deep x 5.6m wide x 4.5m high

## **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 Council Design Guide Dec 2011

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

## **5 Statutory and Non Statutory Consultations**

### **Environmental Health Comment:**

It has been ascertained that the proposed new flue is to serve a new wood / log burner installation, in the proposed rear extension. Based on the current proposed positioning and height of the flue, there is potential for smoke nuisance and recurrence of same, to neighbouring properties. If consent is to be granted on this application, I would ask that an informative be added to any positive decision notice.

Comment: Informative to be added to highlight owners requirements in relation to the operation of the flue.

## **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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

**Summary:** Concern over smoke and smell from the flue impacting amenity. Concern over damage or loss of part of the shared boundary hedge.

**Comment:** The submitted plans do not propose any damage to be caused to the shared boundary hedge. If there is concern this is a civil matter between the applicant and the neighbouring owners.

## **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
- (iv) Impact of Flue

- (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. The proposed extension would replace an existing conservatory and provide a family room to the rear of the dwelling.

- (ii) Impact upon the character of the area

Lester Avenue is a road dominated by uniform pebble dash semi-detached houses which are of similar size. The proposed extension to No 10 will be built using different materials to that of the existing dwelling and will instead be built using brick for the walls, concrete tiles on the roof and the window and door surrounds will be built with black UPVC. Despite this contrast of materials it is considered that any visual contrast caused would not be significant enough to refuse the application due to the size of the extension, that it is single storey only and that it will be located at the back of the dwelling and not viewable from the streetscene.

There is evidence of similar style developments along the rear of dwellings in Lester Avenue and also present along the road is a dwelling which has changed all windows and doors to black UPVC instead of white which sets a precedent for this type of development.

It is not considered that significant harm would be caused to the character of the existing dwelling nor the area due to the proposed works and it can therefore be considered acceptable development.

(iii) Impact upon residential amenity

No 12 Lester Avenue is set significantly away from No 10 so as to not be affected by the proposed works and therefore it is considered that No 12 would not suffer any loss of amenity. The proposed works would be single storey and would be well screened to No 12 due to the garage in place at approx 3.5m high. The proposed works would be set away from the north elevation of No 10 creating adequate distance between properties which is increased further by the two driveways in between the dwellings. It is therefore considered there is substantial distance between the proposed works and No 12 to ensure the amenity is not affected.

Screening is in place via a hedge at approx 1.4m high and it is considered that this will provide partial screening of the proposed works to No 8 and reduce the impact of any amenity lost. The extension is sizeable in length however it is considered that due to the amenity space available to the residents at No 10 that this should not contribute to a significant loss of amenity to the existing space available. The extension is also on the north side of No.8 so there would be no significant impact on light.

Windows are proposed on the south, north and east roof elevation of the extension. The windows are moderate in size and it is considered that they will not cause a loss of privacy to No 8 as the window position will be at a angle along the roofline and high in position. This should prevent any possibility of over-looking to No 8 and would ensure privacy is maintained and protected.

(iv) Flue

An informative has been recommended by the Environmental Health Officer regarding the omission of fumes from the proposed flue. The proposal has also been considered by the Councils Building Regulations officer and the flue design is understood meet their requirements. If a nuisance were to be caused in terms of emissions this would be a matter for Environmental Health Officers to investigate under sperate legislation.

## **8 Conclusion**

The development is considered to have an acceptable impact on the character and appearance of the area. The impacts on neighbours have been considered and are

considered to be limited and acceptable. Therefore the proposal is considered to accord with the requirements of adopted Core Strategy policy CS16 and can be considered acceptable for approval.

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## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01322 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:

Existing and Proposed Ground Floor Plan, Existing and Proposed Elevations and Section Plan: Drawing No 8241:15 Rev B  
Site Plan: O.S. Licence No 100035409  
Location Plan: O.S. Licence No 100035409

**Reason:** - To ensure provision of a satisfactory development.

- 3 The external materials used for the roof tiles shall match, in type, colour and texture, those of the existing building so far as practicable. It is noted that for this application the proposed materials will be brick for the walls and black UPVC which differ from those of the existing building.

**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