
Site Address:	82 Littlegreen Avenue, Havant, PO9 2LG		
Proposal:	Single storey side and rear extension & front porch		
Application No:	APP/15/01033	Expiry Date:	10/11/2015
Applicant:	Ms Moret	Team:	Team 1
Agent:	Mr Moyse	Case Officer:	Bee Crawford
	Martin Moyse MRICS		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terraced property with a brown pitched tiled roof and elevations of red multibrick. The site is level with open vehicular access to the front which is block paved with a fence to the eastern boundary. The rear garden has a large paved area and grass, enclosed by 1.8 metre high fencing to all boundaries.
- 1.2 The adjoining terraced property is to east, the side aspect of two storey end of terraced properties are to the south (rear) and west and a two storey end of terraced property lies opposite beyond an area of amenity land. The area is of medium density of two storey terraced properties of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey side and rear extension and front porch. The extension is a total of 8.8 metres in width to the rear (extending 3.4 metres beyond the side wall), 9.4 metres in depth (extending 3 metres beyond the rear wall) with a mono pitched and hipped roof to an eaves height of 2.3 metres and a total height of 3.5 metres. The proposed porch is 2.7 metres in width, 1.45 metres in depth with a pitched and hipped roof to an eaves height of 2.3 metres and a total height of 3.3 metres. The proposal also includes the conversion of the loft, although this does not require the benefit of planning permission.

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

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: 5

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
- (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 control criteria.

(ii) Appropriateness of design

7.3 Part of the proposed extension and porch would be visible from the public realm, although the porch is 5.5 metres from the front boundary and 4 metres from the side (west) boundary which faces Littlegreen Avenue. The extension would be partially visible due to the western boundary of the rear and side garden bordering Littlegreen Avenue, however there is a distance of 0.85 metres extending to 1.3 metres between the extension and the existing 1.8 metre high boundary fencing and it is considered there would be minimal impact on the streetscene. The development would result in a reasonable increase to the original footprint of the property, however due to the property being end of terraced it is considered that the additions can be comfortably accommodated within the extent of the site. Notwithstanding the above, the proposal would result in the depth of the garden being reduced to less than the 10 metres recommended in the Havant Borough Council Borough Design Guide, although the 10 metre width of the garden is considered to be sufficient in this instance. The design and appearance of the extension and porch is deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is therefore judged there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The extension would be situated close to the western boundary and adjacent to the eastern boundary, however there are no windows in either side elevations and the depth of the extension by the eastern boundary is no greater than what could be constructed within the realms of permitted development. Due to the situation of the property, the highway is between the application site and the property to the west which is in excess of 11 metres away. The rear elevation is 5 metres from the southern boundary, with the side elevation of the neighbouring property beyond a rear access way. The proposed porch will be a continuation of the existing western wall of the property and approximately 3 metres from the eastern boundary. There are no windows in the eastern elevation of the porch.
- 7.5 No objections were received regarding the scheme and it is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01033 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on 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 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 01 Location and block plan, proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.