
Site Address: 70 Abbotstone Avenue, Havant, PO9 2HN
Proposal: First floor rear extension .
Application No: APP/21/00289 Expiry Date: 10/05/2021
Applicant: Mr Miles
Agent: Mr Connis Case Officer: Graham Speller
 Leyson Building Consultancy
Ward: Bondfields
Site Visit Date: 13/05/2021

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located to the south side of Abbotstone Avenue and is occupied by a middle terrace two storey property which is currently being extended in the roof.
- 1.2 The property is located within a residential area of mostly terrace properties of similar design and appearance.

2 Planning History

APP/20/00802 - Proposed front and rear dormer., PERM,04/12/2020

3 Proposal

- 3.1 First floor rear extension.

4 Policy Considerations

National Planning Policy Framework
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)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor Alex Rennie
No comments received.

Councillor T Hart - Bondfields

No comments received.

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

One letter raising no objections in support.

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) 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 Whilst there are no other examples of any similar first floor developments in the locality, it is considered that there would be no adverse impact on the character of the area or the visual amenities of the street scene as a result of the development.

7.4 It is noted that planning permission has been granted for front and rear dormer windows; which are under construction. The approved external materials are cladding and the current proposals would be finished in the same material. In these circumstances, the proposed external material is considered acceptable.

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). 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 Whilst there would be a small breach of the 45 degree rule of thumb as advocated in

the Design Guide, it is not considered to cause harm and overshadowing or appear overbearing to the adjoining properties.

- 7.7 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 to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme and one letter was received in support.

Parking

- 7.8 The proposed development would not result in any increase in the number of bedrooms.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and the visual amenities of the street scene and 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/21/00289 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:

1208.E.01.01 - LOCATION AND BLOCK PLAN

1208.P.01.01 - PROPOSED FIRST FLOOR PLANS AND ELEVATIONS / SECTION

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall be carried out in the following materials:

Walls – Hardiplank cladding to match first floor dormers

Roof – Tiles to match existing roof

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.

