
Site Address:	5 Fourth Avenue, Havant, PO9 2QU		
Proposal:	Two storey rear extension and porch to front.		
Application No:	APP/15/00785	Expiry Date:	13/10/2015
Applicant:	Mr Forbes	Team:	Team 1
Agent:	Mrs Williams	Case Officer:	Daphney Haywood
	Innovate 4 Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling located on a relatively long plot on the south side of Fourth Ave. The area is primarily residential comprising mainly detached dwellings some of which are of similar design and character.

2 Planning History

None relevant

3 Proposal

Two storey rear extension and porch to front, to be constructed in brick and slate tiles. The porch would be centrally sited on the front of the property and comprises an open porch with lean to roof. The rear extension would be partly 2 storey and partly single storey with the ground floor extending across the full width of the existing dwelling. The proposed extension would project 4m from the rear wall of the dwelling, and provide for enlarged living accommodation. The property would remain a 4 bed dwelling. There are a number of trees on and adjacent the site and the application is supported by a tree protection plan.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Upon reviewing the plans for the site:

- There will be no need to remove any trees as part of the application.
- The development falls outside the root protection area (RPA) for all onsite trees.
- The proposed development appears to be of a sufficient distance from the trees so as not to cause future significant pressure to prune.

The arboricultural evidence supplied is satisfactory for this project and the protection plan must be conditioned if this application is to be approved.

Recommendation:

Condition TPP - FWTC/211/TPP REVA

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 streetscene
- (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.

(ii) Impact upon the streetscene

The porch and rear extension will be visible from the road, as the neighbouring property to the west is set back. The works have been designed to compliment the character of the house, are of acceptable design and will not adversely impact the street scene.

(iii) Impact upon residential amenity

The property has a very long garden, and the main impacts relate to Nos 3 and 7 Fourth Avenue and 71 Southleigh Road. In respect to No 3 this property lies to the east with its garden beyond, and the proposed works are not considered to impact this property. Regarding No 7, this property lies to the west, it is set forward on its plot, such that the proposed extension would not extend beyond the front of No 7, which has a drive to a rear garage closest the boundary. Additionally the extension has been designed with the single story element adjacent this boundary and the 2 storey element would be 2.9m from the boundary. Given the staggered siting of the dwellings, there will be some impact on the front windows of No 7, but not so great as to be detrimental given the relationship between buildings.

The garden to No 71 Southleigh Road adjoins the eastern boundary of the application site and the proposed 2 storey extension would be 1m from this boundary. No 71 has a long rear garden and the extension is not considered to result in detriment. The only proposed first floor window in this elevation would be a high level obscure glazed bath room window.

8 Conclusion

The proposed extensions would not result in detriment to the street scene and achieve an acceptable relationship with the neighbouring properties in accordance with Policy CS16-1 c and e and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00785

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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan PL01
Site plan PL02
Existing plans PL03
Existing elevations PL04
Proposed plans PL05 Rev A
Proposed elevations PL06 Rev A
Proposed elevations PL07 Rev B
Proposed sections PL08
Tree Protection Plan TPP - FWTC/211/TPP REVA

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials or to be used shall be in accordance with the details set out on the application form or 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.

- 4 The windows at or above 1st floor level in the side (south-east and north-west) elevations of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.