
Site Address:	8A Langstone Avenue, Havant, PO9 1RU		
Proposal:	First floor addition above garage.		
Application No:	APP/16/00645	Expiry Date:	17/08/2016
Applicant:	Mr & Mrs Jones		
Agent:	Mr M Critchley	Case Officer:	Emma Chisnall
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

8A Langstone Avenue is a large two-storey detached dwelling set within a cul de sac off Langstone Avenue and is situated on level ground. The dwelling is constructed with a mixture of red brick and tile hanging and the roof is hipped and constructed of concrete tiles which is a dominant material used within Langstone Avenue.

The dwelling has a forward facing garage with adequate amenity space to the front which is part hard-surfaced for the provision of parking two cars and part lawn. The boundary to the front of the dwelling is open but to the north is timber fencing approximately 1.8m high with hedging to the south. The dwellings along Langstone Avenue are staggered from north to south so No 8A is well hidden behind No.8 but in front of No 8B. In between the dwellings there are access pathways which provides a gap between the dwellings.

2 Planning History

09/73767/000 - Loft conversion incorporating pitched roof dormers to front and rear.,
PERM,15/10/2009

3 Proposal

First floor addition above 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: 3

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) 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.

(ii) Impact upon the character of the area

No 8A is located along a cul de sac off Langstone Avenue and although technically it has a streetscene, the area is mostly quiet with little to no movement of people and cars. Dwellings along the road are well spaced and occupy large plots with generous amenity space and are fairly similar in size and where they are positioned within plots. There is evidence of development along the road and other dwellings have altered front features and have used different materials so there does not appear to be a set uniformity of design. It is therefore felt that the proposed works to No 8A would not look wholly out of place or detract significant character from the area. The size of the development is noted to be significant however it is felt on balance that due to the extent of the proposed works remaining within the ground floor footprint of the existing dwelling, coupled with the recessed position of the dwelling relative to the Langstone Avenue street scene, that the extension would not appear an overdevelopment of the site nor cause a negative impact.

Materials are proposed to be used that are in keeping with that of the existing dwelling which will help the development appear in harmony with the character the existing dwelling. The development is considered to be of appropriate design and as the extension will remain subservient to the dwelling, the works should not look like an obvious out of place addition to the dwelling.

The proposed extension at first floor will not extend past the existing ground floor elevations on the side nor front and from continuing the roof line they should appear neat and of proportion. It is considered the works should not appear bulky nor look obtrusive from the streetscene and therefore the development can be considered to be acceptable development in terms of its impact upon the character of the area.

(iii) Impact upon residential amenity

No 8A Langstone Avenue is positioned to be behind No. 8 (the dwelling to the south) and in front of No 8B (the dwelling to the north). This should mean that the majority of works would not be viewable from the primary windows and garden spaces of No 8 to the south and that the residents should not be impacted significantly by the proposed works. Two windows are proposed at high level along the side elevation looking across to No 8 but as these would be higher than 1.7m above floor level the windows should not be able to be looked out of. Therefore it is considered the dwelling at No 8 should not suffer from being over-looked nor have their privacy compromised.

No 8 does feature three windows on its north facing elevation which will be impacted by the proposed works - one at first floor and two at ground floor. However two of these windows are obscure glazed and the other appears to serve a utility-style room only. As such, none of the windows serve key habitable rooms and whilst their outlook and general lighting levels may suffer to some extent, given the nature of the windows affected and the absence of any objection to the proposals from the occupiers of No 8, they are not considered to represent a significant constraint on the proposed development.

The dwelling to the north, No 8B, is considered to be set adequately back from No 8A and with the works proposed to take place to the southern side of No 8A (away from the shared boundary) it is considered No 8B should not suffer from an adverse outlook, shading nor have light levels impacted significantly by the proposed works. A new window is proposed on the north elevation at first floor level for the proposed bedroom which would look out to the front open space of No 8B. Front amenity space is viewable from the public realm and therefore it is not considered to be private space, unlike to the rear of dwellings. Due to this, and that the window will be set adequately away from the boundary creating distance between the dwellings, the level of harm is not thought to be significant. Again, no objections have been received regarding the proposal.

The proposal includes the installation of patio doors to the front elevation including a juliet balcony. Although this has the potential to cause over-looking from this height it is considered that No 8A is set adequately away from the opposite neighbour at No 7 to prevent significant over-looking. The juliet balcony would prevent the residents from stepping out and should only provide a viewpoint from the bedroom. This measure, coupled with the tree screening in place along the neighbouring boundary is considered to reduce the impact caused significantly enough for the development to be considered acceptable.

8 Conclusion

No 8A Langstone Road has adequate amenity space for the proposed extension to the front at first floor level. The space available should ensure that there is only a limited and acceptable impact on the overall residential amenity of the neighbouring dwellings, and no objections have been received. There is also 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/16/00645 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 Compulsary 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:
Location and Block Plan: License Number 100046837
Existing Site Plan: Drawing No 1631-201O
Proposal Site Plan: Drawing No 1631-401O
Survey Plans: Drawing No 1631-202O
Existing West Street Elevation Plan: Drawing No 1631-302O
Existing Elevation Plan: Drawing No 1631-301O
Proposal Floor Plans: Drawing No 1631-402A
Proposed Elevations Plan: Drawing No 1631-501A
Proposed West Street Elevation: Drawing No 1631-502A
Reason: - To ensure provision of a satisfactory development.