
Site Address:	63 Third Avenue, Havant, PO9 2QR		
Proposal:	Installation of rear decking.		
Application No:	APP/16/00653	Expiry Date:	26/08/2016
Applicant:	Mrs Blake-Lobb		
Agent:		Case Officer:	Emma Chisnall
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

63 Third Avenue is a two storey end of terraced dwelling constructed of a mixture of brown brick and render for the walls with a concrete tiled gable roof. The dwelling has been extended to the side and rear at single storey in the past and has amenity space along the side and rear elevation which is used as garden space. The boundary along the west is low 1m timber fencing which provides a very open view to the neighbouring dwelling to the west. The boundary around the rear and east curtilage is a mix between timber fencing and wall approximately 2m high. To the front the amenity space is moderate in size and is hard-surfaced. There is no parking available onsite but off-road parking is available for the residents who live in 63 Third Avenue.

2 Planning History

None

3 Proposal

Installation of rear decking.

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. The proposed decking would provide an outside platform which could be accessed from the existing rear conservatory. This is considered to be an acceptable development subject to planning conditions.

(ii) Impact upon the character of the area

The development is proposed to be positioned to the rear of the dwelling and as such would not be viewable from the public realm which should mean the character of the area is maintained. The area proposed to be decked is considered to be of an acceptable size and by not extending past the existing rear or side elevation it is considered the works should sit neatly at the back of No 63. Due to this design the impact of the decking should be reduced and the works should not appear over-sized or bulky.

The proposed decking is to be built with timber which is considered a fairly typical material for this type of development and to be in-keeping with other examples in the area. Therefore it is felt that the works would not look out of place nor detract significant character from the area. The development can therefore be considered acceptable.

(iii) Impact upon residential amenity

Following a visit to the site it was noted that the shared boundary to the west of No 63 was constructed of low 1m fencing and therefore it was felt that the decking would have a stronger presence and dominance from this viewpoint than if it were to be positioned lower to the ground. However, the decking is considered to be an appropriate size and not obtrusive as it does not extend past the existing elevations

and No 63 is also set adequately away from the shared boundary by approx 5m as is the neighbouring dwelling. This is considered to reduce the visual impact caused by potential over-looking from the proposed development significantly enough for the works to be considered acceptable.

No 63 has the curtilage to accommodate the proposed decking without impacting the amenity space of any other neighbouring dwelling.

8 Conclusion

No 63 Third Avenue has adequate amenity space for the proposed decking to the rear of the dwelling. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and 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/16/00653 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Ordnance Survey Location Unique Plan Reference Number:
#00136003-105FEF
Block Plan Unique Plan Reference Number: #00135997-B20373
Western Elevation Plan: Received 29.06.16
Cross Section- Southern Elevation: Received 29.06.16
Elevation Plan: Drawing No 4549/3- Rev A
Reason: - To ensure provision of a satisfactory development.