
Site Address: 19 St Georges Avenue, Havant, PO9 2RU
Proposal: Removal of hedgerow, demolition of existing garden shed and erection of new garage and shed, conversion of existing integral double garage to create new kitchen and alterations to fenestration on north and east elevations.
Application No: APP/16/00739 Expiry Date: 12/09/2016
Applicant: Mr & Mrs Milne
Agent: Mr Stroud Case Officer: Karen Wooden
 Cover Storey Architects LLP
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached dwelling on the southern side of St George's Avenue which is located at the eastern side of Havant. St George's Avenue is characterised by substantial dwellings, predominantly Edwardian, set in a linear fashion some 11m back from the road and in spacious mature plots.

Number 19 is set approximately 9m back from the highway and has a graveled frontage providing parking for at least 5 cars, and an integral double garage. The elevations to the property are mainly rendered with small elements of brickwork.

2 Planning History

97/51552/004 - Conservatory to rear, PERM, 16/05/1997

3 Proposal

Removal of hedgerow, demolition of existing garden shed and erection of new garage and shed, conversion of existing integral double garage to create new kitchen and alterations to fenestration on north and east elevations.

Further to concerns raised by the Arboricultural officer in relation to the Pine tree located in the neighbouring property to the west, the garage is now to be located further south to avoid the Root Protection Area.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - Further to the submission of an Arboricultural Impact Assessment, and the confirmation that the garage will be relocated further south to avoid the Root Protection Area of the Pine tree, no objection providing protection fencing is erected around the RPA. *A condition has been added to the decision notice to this effect.*

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: 6

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 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 and trees

The proposed alterations will be visible from the public realm, however the materials to be used on both the main dwellinghouse and the detached garage will ensure that the design and appearance are in context with the existing property and the character of St George's Avenue. Further to a revision to the application, relocating the garage outside of the Root Protection Area, it is considered that the erection of the garage will not have a negative impact on the Pine tree located in the neighbouring property. Therefore the proposal meets the objectives of the Borough Design Guide and policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact upon residential amenity

It is not considered that the conversion of the current garage to living accommodation, including the replacement of the garage doors to windows, would have a detrimental effect on residential amenity. The current window to the east elevation will be replaced with a door which can be completed under Permitted Development rights. Due to the location of the proposed detached garage, being a minimum of 3m from the property

to the west, it is not considered that this will cause unacceptable harm to the amenity of the neighbours. No objections have been received in relation to this proposal. Therefore the proposal meets the objectives of the Borough Design Guide and policy CS16 of the Havant Borough Local Plan (Core Strategy).

8 Conclusion

- 8.1 It is considered that the proposals would not cause any unacceptable harm to the character and appearance of the area or neighbour amenity and therefore this application is recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00739

(A)

(B) for the following reasons/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 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:

Existing location plan, proposed block plan and existing photographs - P100
Existing plans and relevant elevations - P101
Amended Proposed plans - P200 (Rev P1)
Proposed elevations - P201

Reason: - To ensure provision of a satisfactory development.
- 4 No development shall take place until the Root Protection Area of the tree located in No. 17 St Georges Avenue have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period. No materials are to be stored within the Root Protection Area.
Reason: To safeguard the continued health and presence of such existing

vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.