
Site Address:	14 Third Avenue, Havant, PO9 2QS		
Proposal:	Extension of existing single storey rear roof and revised fenestration.		
Application No:	APP/15/01289	Expiry Date:	08/01/2016
Applicant:	Mr & Mrs Howarth	Team:	Team 1
Agent:	Mr M Farrer	Case Officer:	Bee Crawford
	M F Designs Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1. 1 Site Description

- 1.1 The application site is a large older style detached property and attached garage. It has a brown tiled pitched and hipped roof and elevations of red multibrick. The site is level with vehicular access to the front and the property has hedging to the eastern and southern (front) boundaries and 1.5 metre high fencing to the western and northern (rear) boundaries. The garden surrounds the house and consists of grass, patio areas, shingle and shrubs.
- 1.2 Detached two storey properties are to the east, west and opposite the site and the side aspect of a detached two storey property is to the rear. The area is of low to medium density with a mixture of two storey detached properties of individual and similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the provision of a new flat roof to the existing single storey rear extension including a glazed rooflight, increasing the total height by 0.55 metres to 3.1 metres, a new domed rooflight to the music room to a maximum height of 2.8 metres and the installation of a new first floor window to the western elevation. The submitted plans also show new ground floor windows and bifold doors in the western elevation of the property, although this element of the development does not require the benefit of planning permission.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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: 1

One letter of objection received from one address raising the following concern:

- 6.1 Proposed new window in western elevation shown to serve a music room would be close to neighbouring property and potentially generate noise disturbance.

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
- (iii) Effect on neighbouring properties

- (i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable subject to development control criteria.

- (ii) Appropriateness of design

- 7.3 The proposed new roof and first floor window would not be visible from the public realm and consequently have no impact on the existing streetscene. The design and appearance of the roof and window is deemed appropriate in context to the existing building and is therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

- (iii) Effect on neighbouring properties

- 7.4 Concerns were raised about possible noise emanating from the proposed window in

the existing ground floor western elevation of the new music room which is part of an internal re-configuration. This is not a planning consideration as the proposed new window does not need planning permission. The neighbour was advised to raise the matter with Environmental Health in the event of any disturbance.

- 7.5 The new first floor window in the western elevation is approximately 14 metres from the side property boundary and as such would not result in any loss of amenity to the neighbouring property at number 16 Third Avenue.
- 7.6 There would be an increase of a maximum height of 0.55 metres to the current rear extension. Therefore it is considered that the proposed development would have negligible impact on the outlook of neighbouring properties and is unlikely to appear overbearing, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale and design of the proposed new roof would result in a form of development which is not considered to be overbearing or result in any loss of privacy to neighbouring property.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01289 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:

Drg No. P_03	Location plan and proposed block plan
Drg No. EX_02A	Existing elevations plan
Drg No. P_01A	Proposed ground and first floor plan
Drg No. P_02A	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.