
Site Address:	5 Third Avenue, Havant, PO9 2QR		
Proposal:	Single storey rear extension and rendering of part rear elevation.		
Application No:	APP/15/00064	Expiry Date:	25/03/2015
Applicant:	Mr S Boylin	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a detached two storey dwelling of red brick and slate construction. The original dwelling has been heavily extended over the years with new front porch, two storey side extension and single storey rear extension. The dwelling also has an integral double garage to the front with front driveway capable of accommodating several vehicles.

The dwelling sits within a good sized plot with good natural and built screening to the rear boundaries.

The area is residential in nature comprising largely of two storey dwellings. The dwellings in Third Avenue are more traditional in architectural style and form, whilst the dwellings within Grange Close (beyond the rear boundary) are more uniformed terraced and semi-detached dwellings.

2 Planning History

04/64333/002 - Two storey extension to side (east) elevation. Approved - 16/09/2004.

04/64333/001 - Two storey side extension to east elevation. Refused - 20/05/2004.

99/64333/000 - Porch to front, single storey side infill extension and conservatory to rear. Approved - 04/08/1999.

3 Proposal

Planning permission is sought for a flat roofed rear extension, with parapet wall and central roof lantern. As part of the development part of the rear elevation of the existing dwelling would be rendered.

The extension would have a depth of 5.5m, a width of 12.4m and a height of 3.3m (excluding the roof lantern).

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

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: 7

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 the urban area of Havant where development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The application proposes a single storey extension to the rear of the dwelling. Having regard to the scale of the extension, its positioning and existing boundary screening the development would have no discernible presence or impact within the public domain.

The proposed part rendering of the rear elevation would add some variety in terms of the building materials used for the dwelling and may be partially viewed from Grange Close at the rear. However, it is not considered that the introduction of this contrasting material with the existing brick work would be materially harmful to the visual appearance of the host dwelling or impact on its overall appearance within the street scene.

It was observed on site that there were examples of other nearby dwellings having contrasting brick and render elevations as well as some tile hanging. The introduction of render at the rear would add to this existing variety.

The proposed single storey rear extension would preserve the existing character and appearance of the area, whilst the proposed rendering of the rear elevation would add to the existing mix of materials within Third Avenue and nearby Roads. The development as a whole would therefore comply with relevant criteria of policy CS16 of the Havant Borough Core Strategy and accord with the supporting objectives of the NPPF.

(iii) Impact upon residential amenity

The proposed extension would be positioned 2m from the flank wall of the side garage of 3 Third Avenue and 4m from the flank wall of the large extension at 7 Third Avenue. This distance, combined with the existing built form, boundary screening and scale of extension proposed would ensure that the residential amenities of the two adjoining neighbours would not be unacceptably harmed.

The development would therefore not result in increased overlooking or loss of privacy and would not result in overbearing effect, loss of light or overshadowing. The development would therefore accord with the relevant criteria of policy CS16 of the Havant Borough Core Strategy.

8 **Conclusion**

Having regard to the above information it is concluded that the proposed single storey rear extension and rendering of the rear elevation would not cause harm to the character and appearance of the area and would not result in unacceptable harm to neighbour amenity. The development is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00064

(A)

(B) 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 external materials of the single storey rear extension, hereby permitted, 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.

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

Drawing - SB.010.002

Drawing - SB.010.004

Drawing - SB.010.005

Drawing - SB.010.006

Reason: - To ensure provision of a satisfactory development.