
Site Address:	43 Littlepark Avenue, Havant, PO9 3QU		
Proposal:	Side extension to form annexe.		
Application No:	APP/15/00104	Expiry Date:	16/06/2015
Applicant:	Mr J Martin	Team:	Team 1
Agent:	Mr D Treagus	Case Officer:	Stephen Andrews
	Derek Treagus Associates		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a detached single storey bungalow. The dwelling has a red brick base with white painted rendered walls and hipped plain tiled roof. The dwelling has a gable projection that extends from the front elevation.

The property has a single storey flat roof extension to the rear, a detached outbuilding within the rear garden and flat roof attached garage to the side with on-site parking to the front.

The immediate area is residential in nature with dwellings on the east side of Littlepark Avenue largely made up of similar appearing detached bungalows. On the opposite side of Littlepark Avenue (west) are two storey semi-detached dwellings, whilst beyond the rear boundary of the application site is a block of flats.

2 Planning History

08/73021/000 - Conversion of garage into study with new pitched tiled roof.
Approved - 23/05/08.

3 Proposal

Planning permission is sought for a single storey, flat roofed side extension to be used as an annexe. The extension would measure approximately 3.2m in width, 9.3m in depth and 2.9m in height (to flat roof level). There would be a false pitch to the front elevation which would have a height of 3.5m.

The single storey extension would replace an existing single storey attached garage to the side.

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 further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The single storey, flat roofed side extension would replace the existing attached garage and would be similar in height and form. The most noticeable difference however would be that the extension would have a greater depth (3.3m), extending closer to the front elevation. The extension would however be set in from the front elevation by 2.6m.

It is considered that the scale and form of the extension remains subservient to the host dwelling and the set back ensures that the extension would have limited visual impact within the street scene.

A condition would be attached to a grant of planning permission to ensure that the extension is used ancillary to the host dwelling, which would ensure that the property retains its status as a single dwelling house and would preserve the character of the area in this respect.

The development is considered to comply with the relevant criteria of policy CS16 of the Havant Borough Core Strategy in regard to character and design.

There is currently parking for 2/3 cars on the site frontage which would meet the Council's car parking standards.

(iii) Impact upon residential amenity

The single storey side extension would replace an existing detached garage, albeit 3.3m greater in depth.

It is considered that the scale and positioning of the extension would only impact on the immediately adjoining neighbour 41 Littlepark Avenue. However, it was observed on the officer site visit that there were no windows or openings in the flank elevation (south) of 41 facing the application site.

Having regard to the fact that there are no windows or openings in the flank elevation of 41 facing the application site and single storey scale of the proposal the development would not have an unacceptable impact on neighbour amenity. The proposal would therefore comply with the relevant criteria of policy CS16 of the Havant Borough Core Strategy.

8 **Conclusion**

The scale and design of the extension would not adversely affect the character and appearance of the area or neighbour amenity. A condition requiring the annexe to be used ancillary to the host dwelling will further ensure that no harm arises in respect of its use. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00104

(A) 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 to be used 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 accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall

not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not in a satisfactory position, has insufficient amenity space and insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Unnumbered Block Plan 1:500 Referenced APP/15/00365
Drawing No. 14/388/01

Reason: - To ensure provision of a satisfactory development.