
Site Address:	4 First Avenue, Havant, PO9 2QN		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00007	Expiry Date:	01/03/2016
Applicant:	Mr Freire	Team:	Team 1
Agent:	Mrs Fallon	Case Officer:	Harriet Pitney
	Helyer Davies Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling with a concrete tiled pitched roof and elevations of white render.

The site is level with open vehicular access to the front driveway and the single integral garage. The property benefits from a large plot with the rear garden laid to lawn and screened by a 2 metre hedge forming the boundary treatment. The area is residential in nature with a medium density of two storey dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

APP/15/00730 - Single storey rear extension and flue., PERM,28/08/2015

3 Proposal

This application is for a single storey rear extension measuring 5 metres in length and 4 metres in height.

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

Southern Water- The applicant is advised to contact Southern Water directly regarding any new connection to the public foul and surface water sewer- Informative suggested.

They also advise that the proposed development would lie within a Source Protection Zone around one of Southern Waters public water supply sources as defined under the Environment Agency's Groundwater Protection Policy- no informative suggested.

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: 1

Summary: No comments received

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, therefore development is considered acceptable in principle subject to Development Control criteria.

(ii) Impact upon the streetscene

The proposal is set away from the streetscene of First Avenue and as such will not have any significant impact visually on the character and appearance of the area.

Notwithstanding the above, the development is of an appropriate scale and design and respects the existing built form of the original dwelling. It is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of the Havant Borough Council Core Strategy. It is considered that the development would not result in any adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

No representation letters have been received in relation to this application. The existing boundary treatment currently comprises a hedge approximately 2 metres in height enclosing the application site and provides screening from the public realm. It is considered that the development would not cause unacceptable harm to the amenity of the neighbours through loss of privacy, outlook or overlooking and therefore accords with Policy CS16 of the Havant Borough Council Core Strategy. It is also important to note that prior to the submission of this application, a larger single storey rear extension was permitted in relation to this property which extended the entire width of the original dwelling- this proposal comprises a significantly reduced addition.

8 **Conclusion**

The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00007 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 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- Plans- (drawing number 15021-01- received 5th January 2016)
Elevations (drawing number 15021-01- received 5th January 2016)
Sections A-A & B-B (drawing number 15021-01- received 5th January 2016)

Proposed- Plans- (drawing number 15021-02- received 5th January 2016)
Elevations (drawing number 15021-02- received 5th January 2016)
Sections A-A (drawing number 15021-02- received 5th January 2016)

Reason: - To ensure provision of a satisfactory development.