
Site Address:	27 Lester Avenue, Havant, PO9 3HE		
Proposal:	Two storey side extension & single storey rear extension.		
Application No:	APP/13/01048	Expiry Date:	17/12/2013
Applicant:	Mr & Mrs Lehane	Team:	Team 1
Agent:	Mr Moyse	Case Officer:	David Eaves
	Martin Moyse MRICS		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Semi-detached house to the west of Lester Avenue, which itself includes many properties of similar design.

2 Planning History

08/72909/000 Construction of rear conservatory (Part Retrospective) Permitted
29.04.08

3 Proposal

Two storey side extension & single storey rear extension.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
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: 7

Number of site notices: 0

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

Boundary wall issues - hopefully we are not going to have a problem if they go ahead with proposed plans.

No objections to extensions.

If build across driveway and others do the same we could eventually have a parking problem in Lester Ave.

Comment:

Parking issues considered below, other comments noted.

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) The impact on the character and appearance of the area
- (iii) The impact on the residential amenities of adjoining residents
- (iv) Car parking issues

(i) Principle of development

7.2 The site lies in the built up area and the proposed extensions to an existing dwelling are considered to be acceptable in principle.

(ii) The impact on the character and appearance of the area

7.3 The proposal is for a two storey side extension and single storey rear extension. The two storey extension would alter the balance of the semi-detached pair to which it is attached. It would also significantly reduce the gap between properties although there would remain a walkway to the common boundary to the property to the south.

7.4 It is noted that two storey extensions have previously been added to a number of properties within the Avenue (for example No.4, 6, 8, 15). Given that this significant precedent has already been set it would not be appropriate to resist the principle of a two storey side extension. The extension matches in design the existing building and it is considered that this approach would result in an acceptable impact on the character and appearance of the semi-detached pair and the street scene.

7.5 The single storey rear extension replaces an existing conservatory and is not considered to have a wider impact on the character and appearance of the area.

(iii) The impact on the residential amenities of adjoining residents

- 7.6 The main impacts from the development would be to No.25 to the south and No.29 to the north. There are no significant windows in the north facing elevation of No.25 and there would be no windows facing No.25 in the proposed two storey extension. There would remain a gap between the two properties and the proposed relationship is considered acceptable.
- 7.7 The single storey extension and patio are set closest to No.29 to the north of the site. Whilst the extension would have a slightly greater impact as it would project slightly further, the impact is considered to remain limited and acceptable. The patio area is already installed, however, the existing boundary treatment results in an acceptable relationship and prevents unacceptable overlooking.

(iv) Car parking issues

- 7.8 The proposal removes an area of drive to the side of the existing house, however parking could be provided for three car spaces to the front of the house.

8 Conclusion

- 8.1 In conclusion, the proposed extensions are considered to have an acceptable impact on the character and appearance of the area and on the residential amenities of adjacent residents. Car parking can be provided to meet the appropriate standards.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01048

(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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the south and north facing elevations of the extensions hereby permitted without the prior written approval of the Local

Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Elevations, Floor Plans, Site Plan and Location Plan Drawing No. 02 Received 12th November 2013

Email from Martin Moyse received 12th November 2013

Reason: - To ensure provision of a satisfactory development.