
Site Address:	4 First Avenue, Havant, PO9 2QN		
Proposal:	Single storey rear extension and flue.		
Application No:	APP/15/00730	Expiry Date:	03/09/2015
Applicant:	Mr Freire	Team:	Team 1
Agent:	Mr Wild	Case Officer:	Emma Chisnall
	Helyer Davies Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

4 First Avenue is a large detached two storey house with a pitched brown tiled roof and white rendered walls. It has existing access parking at the front of the house for 2 cars and is in a residential area of which the majority of neighbouring houses are similar in style and design to No 4.

The open space at the back of the house is very level and there is adequate space available to complete the extension proposed. The garden has a boundary made up of a 2m hedge which will help screen the development from neighbours. Within the open space are trees of a good size and condition and the impact on these trees is considered acceptable having discussed the matter with the Councils Arboriculturalist.

The proposed extension is set off the boundary providing space and the neighbouring properties are mainly set away from the boundary so there are no concerns over the development creating shading, being over-bearing or over-looking any neighbours space.

Revised plans were sent into the Council showing the amended height to the flue pipe as per building regulations guidance and the neighbouring residents were notified of the change.

2 Planning History

None

3 Proposal

Single Storey Rear Extension

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
AL1 (Presumption in Favour of Sustainable Development)

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: 9

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/character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposal will be built in keeping to the original dwelling and is considered a suitable size for the area on which it would be built. The neighbouring properties are all similar style and the principle of the development would be acceptable.

(ii) Impact upon the streetscene/character of the area

The extension would not be able to be seen from the street view and would be modest in scale and of single storey design. The impact on the character and appearance of the area is considered to be limited and acceptable.

(iii) Impact upon residential amenity

The site is situated within an area of low-medium density where the majority of dwellings are detached 2 storey dwellings.

The extension would be set off No.6 First Avenue and the main part of No.2 First Avenue. Given the single storey nature of the extension and its position it is

considered that the proposal would have an acceptable impact on the residential amenities of adjoining residents.

8 **Conclusion**

The proposal is considered to be acceptable due to the design, size and location that has been proposed and the minimal impact that it will have on the neighbours. I would therefore recommend this development for planning permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00730

(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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Plans, Elevations and Sections: Drawing No 15021-02 Rev A
Design and Access Statement June 2015

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building unless otherwise agreed in writing by the Local Planning Authority.
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.