
Site Address:	24 Lester Avenue, Havant, PO9 3HE		
Proposal:	Single storey rear extension.		
Application No:	APP/15/01018	Expiry Date:	09/11/2015
Applicant:	Mr S Mitchell	Team:	Team 1
Agent:		Case Officer:	Karen Wooden
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 24 Lester Avenue is a semi detached two storey dwelling located in a residential area comprising similar dwellings.
- 1.2 The rear garden has fencing to the north and south elevations and is laid mainly to lawn.

2 Planning History

- 2.1 99/64442/000 - Conservatory to rear. Permitted 26.10.1999

3 Proposal

- 3.1 The removal of the existing conservatory and erection of a single storey rear extension extending 4m from the rear of the current dwelling.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 None required for this application.

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: 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

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

7.3 The extension is to be located to the rear of the property and therefore will have no effect on the current streetscene.

(iii) Impact upon residential amenity

7.4 It is not considered that the additional 1m in depth of the proposed rear extension than the existing rear conservatory will result in an unacceptable negative impact on the amenities of the occupiers of the adjoining dwelling.

7.5 The proposed extension has been designed with no windows facing either of the neighbouring properties. The doors and windows are all to the east elevation, overlooking the rear garden. Once the conservatory has been constructed the property will still benefit from a garden measuring in excess of 35m in length.

7.6 Taking into consideration the above and noting that no objections have been received in relation to this application, it is considered that the proposal will not cause unacceptable harm to the amenity of the neighbours.

8 Conclusion

8.1 Having regard to the above information it is considered that the extension to the rear of the property would comply with the principles of policy CS16 of the Havant Borough Core Strategy. Planning permission is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01018

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

Existing and Proposed Plans - 11-2016-PD100

Reason: - To ensure provision of a satisfactory development.