
Site Address: 38B Chestnut Avenue, Havant, PO9 3QS
Proposal: Roof extension to side with extended dormers to front and rear; single storey rear extension.
Application No: APP/14/01317
Applicant: Mr & Mrs Gibson
Agent: Mr Rosenthal
Ward: Bedhampton

Expiry Date: 13/02/2015
Team: Team 1
Case Officer: Heather Lealan

Rosenthal Design Services Ltd

Recommendation: **GRANT PERMISSION**

1 Site Description

Chestnut Avenue is a residential road comprising of predominantly detached and semi-detached dwellings. The dwellings within the immediate vicinity of the application site subject of this report are single chalet style properties with flat roof dormers providing accommodation within the roof space.

No.38B has existing dormers to front and rear and a single garage and hardstanding to the front of the garage and dwelling providing parking on site for 3 cars.

2 Planning History

No relevant planning history on Acolaid

3 Proposal

Roof extension to side with extended dormers to front and rear; 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: 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

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

The proposals to extend the roof and dormers subject of this report are in keeping with the design and massing of the adjacent dwelling to the west of the site, No.38A. The roof is proposed to be extended over the single storey garage attached to the eastern elevation of the dwelling house. It is considered that sufficient visual gap will remain between the application dwelling and the adjacent dwelling to the east. It is therefore considered that the proposals will not have a detrimental visual impact on the amenities of the streetscene.

(iii) Impact upon residential amenity

It is not considered that the extension to the roof will cause overbearing or overlooking to the detriment of the amenities of the occupiers of the surrounding residential dwellings. The proposals are not excessive in scale and no new aspects of overlooking will be introduced.

The proposed extension to the rear is of no greater depth than that allowed under permitted development regulations and, although it is higher than the pd allowance, it is considered to be acceptable under the context of its siting and it being pulled back from eastern shared boundary.

8 Conclusion

It is considered that the proposal is acceptable and should be granted planning

permission subject to the conditions listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01317 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:

Location Plan Drwg.No 07 12/12/04 received 19 December 2014
Existing Ground Floor Plan Drwg.No 01 12/12/14 received 19 December 2014
Existing First Floor Plan Drwg.No 03 12/12/14 received 19 December 2014
Existing Elevations Drwg.No 05 12/12/14 received 19 December 2014
Proposed Ground Floor Plan Drwg.No 02 12/12/14 received 19 December 2014
Proposed First Floor Plan Drwg.No 04 12/12/14 received 19 December 2014
Proposed Elevations Drwg.No 06 12/12/14 received 19 December 2014

Reason: - To ensure provision of a satisfactory development.