
Site Address:	1 Pinewood Avenue, Havant, PO9 3RD		
Proposal:	Single storey side extension and new vehicular access. (Revised application).		
Application No:	APP/14/00315	Expiry Date:	19/05/2014
Applicant:	Mr & Mrs Hall	Team:	Team 1
Agent:		Case Officer:	David Eaves
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is bungalow set on a prominent corner plot at the junction of Oakwood and Pinewood Avenues. The site backs onto a an area of woodland which is subject to a woodland TPO and is a Site of Nature Conservation Interest. The site slopes steeply from North-East to South-East. The garden includes some retaining walls. The property has a steep driveway on its northern side which provides car parking.

2 Planning History

APP/13/01273 Single storey side extension, new vehicular access. Withdrawn 4th Feb 2014.

3 Proposal

Single storey side extension and new vehicular access. (Revised application).

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist:

Works located away from TPO trees and consultation not therefore required.

Development Engineer:

No adverse comment to this application subject to the two proposed parking spaces being retained.

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: 5

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 on the character and appearance of the area
- (iii) Impact on neighbouring residents
- (iv) Highway implications

(i) Principle of development

7.2 The site lies within the built up area where residential extensions and alterations to domestic car parking are considered acceptable in principle subject to the development control criteria considered below.

(ii) Impact on the character and appearance of the area

7.3 The proposal follows on from an earlier withdrawn application which raised concerns regarding the size of the proposed extension, the extent of re-grading and the consequent impact on the character and appearance of the area. The current proposal results from a period of negotiation and now seeks a reduced size of extension and less re-grading work. The car parking proposed is also re-designed.

7.4 The current proposal would result in an extension to the southern side which would to a degree reflect the existing forward hipped projection to the building on its northern side when viewed from Pinewood Avenue. The extension would not now require a substantial reduction of ground levels to its southern side as was the case in the previous proposal. Whilst the extension would, due to its prominent location be a significant addition it is considered that it would now have an acceptable appearance and be viewed as an appropriately scaled addition to the existing bungalow.

(iii) Impact on neighbouring residents

7.5 The main impacts from the development are considered to be to the bungalows to the south which are set lower than the application property. A kitchen window would face these properties within the proposed development. Given the distance between the extended building and the nearest properties (approx 19m) and the presence of the

intervening road it is not considered that the proposed extension would have an unacceptable impact on the residential amenities of these properties.

- 7.6 The property to the east No.26 Oakwood Avenue is set approximately 30m off and there would be no significant additional impact on the residential amenities of these residents in my view.

(iv) Highway implications

- 7.7 The proposals result in a new parking area for two cars accessed from Oakwood Avenue. This would require leveling work and the provision of retaining walls. The works would require a dropped kerb and an informative is added to alert the applicant to the required consents. A condition is required in relation to surfacing materials and to the provision of a porous surface. The Development Engineer has raised no objection to the proposal in terms of highway safety and as additional accommodation is proposed it is considered appropriate to ensure that three parking spaces are retained for that purpose.

8 Conclusion

- 8.1 In conclusion, the development is acceptable in principle. The extension is considered to have an acceptable impact on the character and appearance of the area and would not be harmful to neighbours amenities. Finally the highway implications have been appropriately addressed.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00315

(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 including the face brickwork to the retaining walls 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.
- 3 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought

into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification. The details in relation to the proposed parking area shall incorporate a porous surface.

Reason: In the interests of the amenities of the locality and having due regard to policies CS15 and 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:

Proposed Plans and Elevations Received 24th March 2014 Rev B

Reason: - To ensure provision of a satisfactory development.