
Site Address:	1 Woodbury Avenue, Havant, PO9 1RH		
Proposal:	Two storey side extension. New porch to front and other alterations.		
Application No:	APP/14/01081	Expiry Date:	24/12/2014
Applicant:	Mr & Mrs Brooks	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey detached dwelling of render and tile finish, located within a generous plot at the north eastern corner of the junction of Langstone Road with Woodbury Avenue. The site has boundary treatment comprising of fencing and substantial hedging and trees to each boundary. The area predominantly comprises residential development of a broadly similar character, although Langstone Technology Park and the recently constructed Langbrook Farm public house are located on the opposite side of Langstone Road to the site.

2 Planning History

GEN/14/0606: pre-application advice was sought on the addition of a two storey extension to the dwelling.

3 Proposal

The current planning application proposes a new porch to the front elevation and a two storey extension to the side of the dwelling. Other proposed alterations are shown on the submitted drawings, which could be carried out under permitted development rights.

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

Development Engineer: No Adverse Comments.

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: None.

7 Planning Considerations

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 application site and locality
- (iii) Impact on 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 addition of a porch and extension to a dwelling of this scale and character would also be acceptable in principle.

(ii) Impact on application site and locality

The proposed front porch would be of a quite modest scale. The proposed extension would be of a substantial size, but appropriate within its context. Each addition would appear as a subservient and complementary addition to the main dwelling, provided that suitable materials were used in its construction. A good degree of external amenity space would be retained at the site. Views of the proposal from within the public domain would be glimpsed at distance and at high level through natural gaps in the boundary hedging and trees, and seen within the context of the existing dwelling.

(iii) Impact on residential amenity

The scale and siting of the proposed porch is such that it would not have any detrimental impact on the amenities of occupiers of neighbouring properties. The proposed side extension has the potential to impact on the amenities of 8 Regents Court, to the north of the site. The proposal contains one first floor window facing in this direction. This window would serve an en-suite room and is proposed as being obscure glazed, which could be controlled by way of a planning condition.

The proposed side extension would be sited approximately 7 metres from the boundary with the adjoining property. Therefore, given the context of an existing dwelling on the site, the proposal should not result in any significant additional shadowing or over bearing effect in this direction.

8 Conclusion

The proposed porch and side extension would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site

or locality, or on the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01081, 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:

Block Plan

SPLS02 (Proposed Elevations and Floor Plans) received 26/11/14 - plus

Revised Proposed Side Elevation received 29/10/14

SPLS04 (Sections and Site Plan)

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.
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.

- 4 The window at first floor level in the north elevation of the extension hereby approved (annotated as * = obscure glass) shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.