
Site Address:	4 Tavistock Gardens, Havant, PO9 2TL		
Proposal:	Proposed pitched roof over entrance lobby and integral garage, along with single storey lean to extension to rear.		
Application No:	APP/14/00070	Expiry Date:	20/03/2014
Applicant:	Mr & Mrs Treagust	Team:	Team 1
Agent:	Mr Page	Case Officer:	Daniel
	GRP Architectural Design		Gender-Sherry
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Tavistock Gardens is a quiet residential close located in the Borough of Havant. The southern side of the road comprises 2 storey semi-detached residential dwellings and on the north side resides 2 storey detached dwellings.
- 1.2 The application site is located on the southern side of the road, with all dwellings on this side having a protruding but attached garage/porch at ground level. These original front protrusions all have flat felted roofs.
- 1.3 The two neighbouring properties either side of No.4 currently have existing rear extensions, with No.6 Tavistock Gardens (east neighbour) having a half width conservatory and No.1 Luard Court (west neighbour) having a full width brick built wrap around extension approximately the same depth as the proposed.

2 Planning History

None Relevant

3 Proposal

- 3.1 The application can be divided into two elements with the rear part seeking permission for the provision of a single storey, full width rear brick built extension, containing three velux style roof lights in the sloping roof. The element to the front of the dwelling seeks to provide a pitched, tiled roof above the existing front garage and porch.
- 3.2 The rear extension will extend beyond the rear elevation of the original dwelling by 3.6metres, have an eaves height of 2.5 metres and a maximum ridge height of 3.5 metres.
- 3.3 The proposed pitched roof to the front would raise the current roof height from 2.5 metres to 3.15 metres, and change the design from that of a flat roof to a pitched hipped roof.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Havant Borough Design Guide Supplementary Planning Document 2011

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: 7

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 neighbour amenity
- (iii) impact on the character and appearance of the immediate area

(i) Principle of development

7.2 The site is located within the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

7.3 The proposed pitched hipped roof to replace the existing flat roof over the part integral garage will constitute a departure from the existing trend set by the flat roofs currently seen in this road - however it is worth noting that Luard Court which leads from Tavistock Gardens currently has three of these pitched hipped roofs above the garages. Using matching roof tiles to those of the main dwelling house will maintain a sense of uniformity. This proposal does seek to set a new precedent within Tavistock Gardens, however it is not so dissimilar or obtrusive that it would cause significant harm or loss of amenity to any neighbouring properties. As you approach No.4 Tavistock Gardens from the west part of the proposed roof would be screened by a well established tree located on the boundary between the applicant and No.1 Luard

Court.

- 7.4 The rear extension will span the full width of the dwellinghouse and extend just beyond the existing tolerance set by Permitted Development (PD) rights which currently stand at 3 metres for this dwelling. The proposed depth will be 3.6 metres, subsequently meaning it falls under the recent changes of PD and could be applied for under a prior notification application. As there have not been any representations raised during this application - it can be assumed that none would be received during a prior notification application and therefore the development would be permitted. This is of relevance to the determination of this application, as is the fact that the neighbours on either side of the application site have existing extensions of very similar lengths and heights, thus resulting in minimal impact upon the neighbours. It is considered in relation to neighbouring amenity that the development accords with the Councils Policy CS16 which requires designs of high quality.
- 7.5 As mentioned above the rear extension will be of full width, running upto the boundary shared with No.6 Tavistock Gardens, and leaving a gap of over 1metre on the western side between the application site and No.1 Luard Court. This accords with the guidance in the Havant Borough Design Guide which stipulates that a gap of 1 metre is always maintained between neighbours for single storey extensions (a gap is not achievable on the east side of the extension as this adjoins the property's attached neighbour).

(iii) Impact on the character and appearance of the immediate area

- 7.6 The rear element of this application will have a minimal impact on the immediate area due to the screening provided by the neighbours on either side, however it is of reasonable design, appropriate size and will use materials that match the existing dwellinghouse, all of which accord with the Councils Policy CS16, leading me to conclude that this element is an appropriate addition.
- 7.7 As stated above, the pitched roof above the front garage will set a precedent in this road, however it is considered that its design and matching materials will not have a detrimental impact upon the character of the street scene. Its partial screening by the neighbouring tree will limit its initial impact as you drive into Tavistock Gardens.

8 Conclusion

The development by reason of its scale, design and relationship to the existing dwelling house through use of matching materials would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. It is therefore recommended that this application is granted permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00070 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:

Proposed Floor Plans, drawing ref 13055 PL100 received by the Council 22nd January 2014

Location & Block Plans, drawing ref 13055 PL102 received by the Council 22nd January 2014

Proposed Elevations, drawing ref 13055 PL101 received by the Council 22nd January 2014

Reason: - To ensure provision of a satisfactory development.