
Site Address:	29 Warblington Avenue, Havant, PO9 2SD		
Proposal:	Single storey rear extension.		
Application No:	APP/15/00038	Expiry Date:	12/03/2015
Applicant:	Mr P Matthews	Team:	Team 1
Agent:	Mrs Grinstead	Case Officer:	Daniel
	Your Home Plans Ltd		Gender-Sherry
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The southern section of Warblington Avenue is largely characterised by detached 2 storey residential dwellings. No.29 starts a line of much larger dwelling houses that are all set well back from the road.
- 1.2 To the front of No.29 sits two mature trees, namely a Cypress and a Monterey Pine; both of these have Tree Preservation Orders. It is noted however that although the Monterey Pine is located near to the driveway, it does not have any branches hanging low enough to be damaged by standard sized vans or cars.

2 Planning History

03/56356/002 - Part two storey, part first floor side extension (on north elevation)

3 Proposal

This application seeks permission for the erection of a single storey, brick built rear extension that measures approximately 5 metres in width, and incorporates an eaves height of 2.7 metres. Materials are all proposed to match those of the existing dwelling house, except for the flat roof which will be lined with GRP.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist
No objection raised

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: 8

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
- (iv) Protected Trees

(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 location of the proposed extension is to the rear of the dwelling and is as such, entirely screened from the public domain. Therefore it is considered that the impact posed upon the streetscene is negligible and therefore acceptable.

(iii) Impact upon residential amenity

The proportions of the proposed extension appear to fall within the tolerances of Permitted Development, being some 2 metres in depth, 2.7 metres and 3.3 metres in height for the eaves and ridge height respectively.

Notwithstanding the above, it is noted that the location of this proposed extension is central within the plot, therefore the shortest distance from the proposed, to any other dwelling is 9 metres. Given the small profile of this extension, coupled with the harmonious design, and distances to any other dwelling, it is considered that no significant harm is posed to neighbouring amenity.

(iv) Protected Trees

No objection has been received from the Arboriculturalist, however a detailed Tree Protection Method Statement has been submitted. While no threat seems evident to

the protected trees due to their proximity from the proposed extensions' location, the construction process with regard to deliveries and vehicles could impact on the roots of Monterey Pine. It is therefore considered prudent to add a condition that the procedures from the supplied method statement be followed.

8 Conclusion

For the reasons above, and lack of any objections, it is recommended that permission be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00038 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 wall 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 construction phase of the development shall be carried out in accordance with the submitted 'Tree Protection Method Statement' as received by the Council on the 15th January 2015.
Reason: To ensure that the protected trees to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Tree Protection Method Statement, received by the Council on 15th January 2015
Location Map, drawing number 01, received by the Council on 12th January 2015
Block Plan, drawing number 01, received by the Council on 12th January 2015
Proposed Elevations, drawing number A102, received by the Council on 12th January 2015
Proposed Ground Floor and Roof Plan, drawing number A104, received by the Council on 12th January 2015

Reason: - To ensure provision of a satisfactory development.