
Site Address:	16 Hazelwood Avenue, Havant, PO9 3RE		
Proposal:	Proposed single storey rear extension.		
Application No:	APP/14/01288	Expiry Date:	11/03/2015
Applicant:	Mr & Mrs Simms	Team:	Team 1
Agent:	Mr Curnow	Case Officer:	Stephen Andrews
	Thorns-Young Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a link detached bungalow positioned in a corner plot along Hazelwood Avenue. The bungalow has rear and front facing dormer windows, with single storey front gable projection. There is a linked flat roofed garage to the side, set lower down than the dwellinghouse. There is a hardstanding to the front of the garage with vehicular access onto Hazelwood Avenue. There is a large detached summer house within the rear garden. The rear garden is well screened by tree, hedge and close boarded fencing.

This part of Hazelwood Avenue is set higher up than the dwellings located to the south, although 16 is set back from the street scene with grass verge in front of the dwelling.

Dwellings along Hazelwood Avenue are very similar in character and appearance giving the area a fairly uniformed appearance. It was noted that there were slight differences in the detail of some of the dwellings but not to a degree that impacted on the overall character and appearance of the area. The dwellings to the north of the application site are detached bungalows.

2 Planning History

APP/14/01048 - Single storey rear extension. Alterations to roof with gable build up to both sides and new rear dormer. Withdrawn - 03/12/2014

3 Proposal

Planning permission is sought for a flat roofed single storey rear extension measuring; 3.6m in depth, 10m in width and 4m to the top of the roof (at its highest due to the topography of the land). The extension includes a central roof lantern which sees the height of the extension increased to 5m at its highest point.

The development would see the existing flat roofed garage extended rearwards by 3.6m. The existing height of 2.7m would be retained as would the existing width of 2.9m.

The plans show a decked area projecting from the rear extension by 2.4m with a height of 0.9m.

Although the plans show alterations to the roof, this is not part of the current planning

application and as such has not been considered as part of this assessment.

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

Ecology - No objection subject to standing advice

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

(i) Principle of development

The site lies in 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

The development proposes a single storey rear extension, the rearward extension of the existing single storey flat roofed garage and a decked area to the rear of the extension.

The dwellings within Oakwood Avenue (north) are located some 22m from the

proposed additions, with good natural screening between the shared boundaries. Neighbour 18 Hazelwood Avenue is located to the front and east side of the dwelling and as such is not affected by the extension. The only neighbour affected by the proposal therefore is 14 Hazelwood Avenue.

As mentioned above there are two main components to the rear extension; the extension of the garage and the extension of the dwellinghouse. It is the garage extension that is sited closest to the shared boundary with 14.

The garage would be extended 3.6m to the rear, maintaining the existing 2.7m height. The garage of 14 Hazelwood Avenue is linked to the garage of 16. It is therefore considered that the garage of 14 acts as a buffer between the proposed development and the dwelling of 14. The combination of the low height of the garage extension and the positioning of the garage of 14 ensures that there is no unacceptable impact to the residential amenities of 14. This is also true of the single storey extension to the dwelling, which although higher is set in from the side boundary by 2.9m.

The proposed decked area would also be set in from the boundary of 14 by 2.9m and 7m from the rear boundary. It is considered that the separation distance and existing boundary treatment ensures that there would not be an unacceptable increase in overlooking or loss of privacy.

The development would therefore accord with the relevant criteria of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011 and the relevant principles of the Borough Design Guide.

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

The development proposed relates to single storey additions to the rear of the dwelling. The existing dwellinghouse is set back from the Hazelwood Avenue frontage with no view from the street scene to the rear of the dwelling. It is therefore considered that the development would not have an impact on the character and appearance of the area. Notwithstanding this position the extension is subservient to the host dwelling and is appropriate in size and design. The development would therefore accord with the relevant criteria of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 **Conclusion**

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01288

(A)

(B) 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 - 1:1250

Site Plan - 1:500

The single storey rear extensions and terraced area shown on drawing 7208:14:1 Rev.A only. The roof alterations shown on this drawing do not form part of this planning application and as such are not approved.

Reason: - To ensure provision of a satisfactory development.