
Site Address:	30 Fifth Avenue, Havant, PO9 2PL		
Proposal:	Single storey rear extension.		
Application No:	APP/14/00400	Expiry Date:	09/06/2014
Applicant:	Mr and Mrs Barnes	Team:	
Agent:	Mr S Male	Case Officer:	Penny Ware
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Fifth Avenue is a residential road in Denvilles, a large residential area to the east of Havant Town Centre. Fifth Avenue is characterised by regularly spaced, detached houses and bungalows which adhere to a uniform building line.
- 1.2 The properties at the eastern end of Fifth Avenue consist of detached bungalows, which appear to have been built at the same time as they are all of similar appearance and design. The bungalows all benefit from larger than average rear gardens.
- 1.3 No 30 Fifth Avenue is a detached bungalow on the north side of the road, immediately adjacent to the new residential development site of Manor Farm/Copseys Nursery which is currently under construction. The bungalow has an "L" shaped footprint and a hipped roof. Off road access is provided to the property and parking for 2 vehicles exists to the west side leading to a single garage with a flat roof attached to the west elevation of the property. The property has previously been extended and incorporates a single storey rear extension with a flat roof.
- 1.4 The land within the site is level and laid mainly to lawn with a landscaped area to the centre. Boundary treatment consists of 1.8 metre fence panels to the west boundary, with 1.4 close boarded fencing to the east along with some mature shrub and hedge planting

2 Planning History

- 2.1 APP/12/01001
Construction of rear extension, raise roof height to allow for accommodation at first floor level including Juliet balcony to rear, dormers to east elevation and velux roof light to west elevation.
Permitted 1 February 2013
- 2.2 APP/12/00247
Construction of rear extension, raise roof height to allow for accommodation at first floor level, rear dormer with Juliet balcony and 3 No side dormers.
Refused 2 May 2012
- 2.3 APP/12/00553
Construction of rear extension; raise roof height to allow for accommodation at first floor level including Juliet balcony to rear and dormers to both sides.
Withdrawn due to officer concerns, 19 July 2012

3 Proposal

- 3.1 This application seeks approval for a single storey rear extension, filling the area existing alongside the existing single storey extension, and incorporates an extension to the rear of the existing garage.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

No Consultations Required

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: None

Summary: N/A

Comment: N/A

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) Appropriateness of Design
- (iii) Effect on Neighbouring properties

(i) Principle of development

- 7.2 The application site is located within the defined urban area, where extensions to existing residential properties are considered acceptable in principle subject to development control criteria as detailed in section 4 of this report.

(ii) Appropriateness of Design

- 7.3 The extension proposed would not be visible from the public realm, and consequently would have no impact on the streetscene. It has been designed to be subservient to the main part of the dwelling, with materials to match as closely as possible those existing.
- 7.4 The extension proposed infills the area remaining alongside the existing single storey extension, and incorporates an extension to the rear of the existing garage attached to the west elevation of the property. It is proposed to continue the flat roofed arrangement in place to the existing single storey extension, to provide continuity of design, natural flow in respect of the height attained, and as a result to lessen any potential for impact on the amenity for occupiers of the adjacent residential dwelling (no 28 Fifth Avenue).
The design and appearance of the proposal is deemed to be appropriate in context to the main residential element and is therefore considered to be acceptable.

(iii) Effect on Neighbouring properties

- 7.5 The extension proposed seeks to fill the area adjacent to the existing single storey extension. That part proposing an extension to the garage existing is designed so that its rear elevation is set back from the "primary" rear elevation of the extension proposed by 0.5metres. The garage extension is also stepped in slightly from the existing boundary with No 28 Fifth Avenue to the west, to both minimise and reduce any impact of this part of the proposal for occupiers of the neighbouring property to the west (28 Fifth Avenue), and also to allow for the existing boundary treatment comprising of 1.8metre high fencing to remain. No windows are proposed to the west elevation of the development proposed. When viewing the proposed development from the neighbouring property to the west (28 Fifth Avenue) the development will appear consistent in terms of design with both the single storey extension and the garage existing to the property, and as a subservient addition to that of the main dwelling. As such it is considered that the development will not lead to any overlooking or loss of privacy, and is unlikely to have any detrimental effect on the amenity for occupiers of the adjacent residential dwelling (No 28 Fifth Avenue).

8 Conclusion

The scale, siting and design of the proposal is considered to be acceptable and it is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00400

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:

Drawing Number 14/8/1 (April 2014) - Existing location plan, layout/floor plan and elevations.

Drawing Number 14/8/2 (April 2014) - Proposed layout/floor plans, elevations and section through.

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.