
Site Address:	44 Kingsclere Avenue, Havant, PO9 4RZ		
Proposal:	Two storey side extension.		
Application No:	APP/14/00106	Expiry Date:	28/03/2014
Applicant:	Mr Martin	Team:	Team 2
Agent:	Mr Walker	Case Officer:	Daphney Haywood
	Island Design		
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a 2 storey 2 bedroom semi-detached house fronting onto a small green and flanking Kingsclere Avenue. The external walls are of peddle dash finish, with a concrete tile roof. The property is one of a number of similar design and materials. The property has front and rear gardens, with a large area of hard surfacing with access of Kingsclere Avenue located in the rear garden.

2 Planning History

None

3 Proposal

- 3.1 Two storey side extension, located to the side of the property and flanking Kingsclere Avenue. The works would be constructed in materials to match the existing dwelling.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer -no adverse comment to this application

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: Two*

Summary: The occupiers of the property currently park on the road/pavement. Where will parking be provided in respect to the proposed development, will the garden be made into a hard standing?

An anonymous representation also refers to noise.

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 neighbouring properties
- (iii) Impact on visual amenities
- (iv) Parking

(i) Principle of development

7.2 The site lies within the built up area and within an area where extensions to residential properties are acceptable in principle.

(ii) Impact on neighbouring properties

7.3 The proposed extension would not extend beyond the depth of the existing dwelling, and would therefore have minimal impact on the adjoining semi at No.42. The main impact relates to 31 Brockenhurst Avenue which lies to the rear. The back to back window distance between this property and the application site is currently 19m. This distance would be reduced to 18m for the proposed extension. Whilst below the 20m guideline, given the 11m rear garden depth of the application site, and that the separation distance is only slightly less the current situation, it is considered that the proposal would not result in unacceptable loss of amenity.

(iii) Impact on visual amenities

7.4 The extension has been designed with a double hipped roof resulting in a ridge height appreciably below the existing. Additionally the extension is set back slightly at the front, and as such appears subservient to the existing dwelling. The plot is slightly wedged shaped, widening to the rear. The extension would be sited between 1m and 3m from the pavement, however, due to the curvature of the road the extension would not project significantly forward of 31 Brockenhurst Avenue. Whilst it would

project forward of the flank of No 30 Kingsclere, this property lies beyond a small green which provides a level of separation. In conclusion whilst part of the works would be very close to the pavement, this relates to only a small length, and the overall impact is not considered to be so dominant in the street scene as to result in detriment.

(iv) Parking

- 7.5 The existing hard surfaced area in the rear garden is capable of accommodating 3 parking spaces in accordance with current standards. The submitted plans do not provide details and therefore a condition requiring such details prior to commencement is recommended- the agent is aware of this requirement.
- 7.6 The letter of representation raises concerns regarding parking and refers to cars currently being parked part on the road and part on the pavement causing nuisance. The proposed condition requires 3 on site parking spaces to address this.

General comment

- 7.7 The internal layout lacks inter-connection at first floor and is accessed by a separate staircase. Otherwise the layout is well-enough integrated at ground floor. A condition to require use as a single dwelling can be used.

8 Conclusion

- 8.1 The application is considered to be acceptable subject to conditions and approval is recommended.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/14/00106

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 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision for 3 on-site car parking spaces have been submitted to and approved in writing by the Local

Planning Authority. The development shall not be occupied until the parking has been provided in accordance with the approved details and thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The extension hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: For the sake of clarity, and because separate occupation would have implications for parking, garden/amenity space and the character and amenities of the area, having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS Location Plan

Site/location plan

Existing ground floor plan dated Jan 2014

Existing First Floor plan dated Jan 2014

Proposed ground floor plan dated Jan 2014

Proposed first floor plan dated Jan 2014

Proposed elevations dated Jan 2014

Section drawings dated Jan 2014

Reason: - To ensure provision of a satisfactory development.