
Site Address:	14 Fourth Avenue, Havant, PO9 2QX		
Proposal:	Replace existing conservatory with single storey rear extension.		
Application No:	APP/13/01103	Expiry Date:	31/12/2013
Applicant:	Mr Ramsay	Team:	Team 1
Agent:	Mr P Walker	Case Officer:	Daniel Gender-Sherry
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Fourth Avenue is a residential road in Havant. The road contains mainly 2 storey detached dwellings, but also a few semi detached 2 storey dwellings. No. 14 Fourth Avenue is a large 2 storey, detached property set back from the highway and located within a generous plot.
- 1.2 The boundary to the east is shared with No.12 Fourth Avenue and is made up of a well established 2m hedge running the entire length with the addition of small trees and bushes. There is a single storey detached garage and garden store located on this boundary which offers reasonable screening of the proposed extension from No.12.
- 1.3 The west boundary is shared with No.16 Fourth Avenue. From the rear elevation of No.14 there are 3 standard 1.8m close boarded fence panels with trellis on top, and then like the east boundary, a 2m high well established hedge running the length of the garden.

2 Planning History

Not Applicable

3 Proposal

- 3.1 Planning permission is sought for a single storey rear extension which is to be located on the north west half of the rear elevation.
- 3.2 The total length from the rear wall of the existing dwelling will be 5m, with a total height of 3.3m to the top of the parapet wall and 3.5m to the top of the skylight, and measuring 4.5m wide.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not Applicable

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

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 proposed rear extension would replace a conservatory in the same location. The proposed replacement extension would be approximately 1.1m greater in width, 0.5m longer and with a total height around 0.5m higher also.

It is therefore considered that the impact of the development on neighbour amenity, particularly that of 16 Fourth Avenue, would not be significantly greater than existing. Further due to the single storey nature of the proposal and boundary screening, the proposed extension would not result in unacceptable harm by reason of overlooking, loss of privacy, overshadowing, overbearing effect or loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

The extension is considered to be an appropriate addition which will be only be

primarily visible to No.16 and No.12 Fourth Avenue, however it will be partially screened by the existing hedge. As a result of this extension replacing an existing conservatory with not so dissimilar dimensions it is considered that the development would not have a significant impact on the character and appearance of the area. This extension is also appropriate in size and design, appearing subservient to the scale of the existing dwelling.

8 Conclusion

The extension is considered to be of an appropriate design and to have a complementary impact on the character of No.14 Fourth Avenue, therefore it is recommended that consent is granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01103 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:

Part First Floor Plan received by the Council 4th November 2013
Site Location Plan received by the Council 4th November 2013
Proposed Elevations received by the Council 4th November 2013
Proposed Ground Floor Plan received by the Council 4th November 2013
Cross Section of Kitchen Plan received by the Council 4th November 2013

Reason: - To ensure provision of a satisfactory development.