

DELEGATED OFFICER REPORT

Site Address:	10A Glebe Park Avenue, Havant, PO9 3JR		
Proposal:	First floor extension over existing garage to provide 1No bedroom with en-suite and new cladding to first floor.		
Application Type:	Full Planning Permission		
Application No:	APP/25/00391	Expiry Date:	10/07/2025
Applicant:	Mr Curnow		
Agent:	Mr Perryer	Case Officer:	Jennie Fox
	Aquila Architecture		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 10A Glebe Park Avenue is a detached two storey dwelling situated to the east of Glebe Park Avenue, with an attached double garage to the north of the main house accessed via a single storey link from the house. The property is set back behind an asphalt driveway with planters and close-boarded fencing to the north boundary, close-boarded fencing to the south boundary, and a brick wall with piers infilled with wrought iron railings facing Glebe Park Avenue. Although not shown in the elevations provided, the site slopes noticeably downwards both north to south and west to east. To the rear the garden has been mostly laid to lawn and the close-boarded fencing continues around the boundary. The property is finished in dark red multi brickwork with white uPVC fenestration under profiled concrete tiles to the main roof and plain tiles to the garage and canopies over the porch and bay window. The main roof is hipped and there is a front gable element with the gable finished in mock Tudor panelling.
- 1.2 The area surrounding the application site is predominantly comprised of large residential properties in a variety of styles and materials, including various types of cladding, render, and brickwork. The A3(M) lies to the rear of the site behind a heavily planted embankment.

2 Planning History

96/51938/006 - Detached four bedroom house and garage, PERM,09/12/1996

94/51938/004 - Construction of two detached dwellings with garages, PERM,09/03/1995

91/51938/003 - Outline application for erection of 2 detached dwellings with detached garages., PERM,19/09/1991

96/51938/005 - Erection of 3 bedroom house, PERM,26/09/1996

3 Proposal

First floor extension over existing garage to provide 1No bedroom with en-suite and

new cladding to first floor.

Officer Comment

The description was revised in consultation with the agent to include the proposed cladding.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

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

5 Statutory and Non Statutory Consultations

Councillor Liz Fairhurst - Bedhampton

No comments received.

Councillor Michael Lind

No comments received

Councillor Phillipa Gray

No comments received

Developer Services, Southern Water

Development Site is not within Southern Water's Supply Area

The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker.

Insufficient Information provided

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Officer Comment

It is noted that the supply and drainage connections for this application site are existing and that the proposed works are at first floor only. An informative has been added in response to the above.

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking provision
- (v) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is for a first floor addition above the existing garage and single storey link. would provide a master suite. New cladding is also proposed to replace the existing mock Tudor cladding.

7.4 The proposed addition over the garage would be approximately 5.8m in width and 6.8m in length and would have a maximum height of 6.8m, dropping to 6.2m where the addition links to the host dwelling. This would be at least 0.9m below the ridgeline of the main house and the proposals would be set back from the frontage by approximately

6.8m. The proposals were also revised to a hipped instead of a gabled roof design following discussions with the agent to emphasise the subservient appearance of the addition. The revised proposals are considered to be acceptable in the context of the host dwelling and the surrounding area.

- 7.5 The materials proposed are concrete roof tiles and white uPVC fenestration to match the host dwelling. At the rear the proposed addition would be finished in brickwork to match the main house, and at the front new horizontal cladding is proposed to the existing gable at first floor. The agent has confirmed that this would be a horizontal waney edged oak cladding, which is a light golden colour and would provide some contrast to the darker brickwork. Given the wide variety of materials in the immediate vicinity, the proposed materials are deemed to be acceptable.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 To the north is No.10 Glebe Avenue, which is a large detached property with a raised south facing terrace, pool house to the east boundary, and a store building to the south-east corner against the shared boundary. The majority of the primary living spaces also face south, and the garden of No.10 slopes gradually downwards in this direction such that No.10 is at a noticeably higher ground level with the eaves of No.10 approximately level with the ridge of the host dwelling. The two properties are separated by close-boarded fencing to the height of the existing garage eaves with shrub planting on the side of No.10. The proposed addition would therefore be approximately at the height of the ground floor of No.10, however it would retain a separation distance of a little over 27m and would have no north facing fenestration. Whilst the proposals would result in some impact to a small area at the southern end of the garden of No.10, it is noted that this area is quite heavily screened by existing shrub planting and that the revisions to the roof would aid in reducing perceived mass and bulk. The proposals are therefore considered on balance to have a limited and acceptable impact on No.10.
- 7.8 Nos.8 and 8a lie to the south. The rear boundary of No.8a is approximately level with the rear wall of the host dwelling, such that the proposals would not be visible from this property. The rear garden of No.8 wraps around behind No.8a, however the property at No.8 itself sits within a large plot and would be at least 50m from the proposals. The impact to these properties is therefore considered to be limited and acceptable.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking provision

- 7.10 The agent has confirmed that the existing bedroom 4 is likely to be retained as an additional bedroom and the proposals would therefore increase the number of bedrooms from four to five such that sufficient parking for three vehicles is required. The existing double garage would be retained, and the agent has provided drawings indicating that there would be sufficient driveway parking for at least one additional vehicle. The proposed parking provision therefore meets the requirements specified in the Havant

Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(iv) Biodiversity Net Gain (BNG)

- 7.11 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00391 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Proposed Plans and Elevations Block Plan 25.003.SP 02D1 Rev.A
Proposed Block Plan 25.003.SP 03D1

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
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.