

DRAFT DELEGATED OFFICER REPORT

PROPOSAL	Replacement garage and single storey side extension
LOCATION:	14 Third Avenue, Havant, PO9 2QS
REFERENCE NO:	APP/25/00550
APPLICANT:	Mr & Mrs Haworth
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	20/08/2025
APPLICATION EXPIRY DATE:	12/09/2025
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 14 Third Avenue is a large, two storey detached property to the north of Third Avenue. The original dwelling is in a traditional style, finished in red brick with double hung sliding sash windows, although the original painted softwood frames appear to have been largely replaced with white uPVC. The main roof features a hipped design around a central valley and is finished in modern profiled concrete tiles, although porch roofs at ground floor level are in plain clay tiles. The property has been previously extended to the west at single storey with a conservatory, two the north with a two storey hipped roof addition, and then further to the north and rear with a flat roofed single storey extension and attached garage to the east. The garage is accessed via an approximately 28.6m long driveway from Third Avenue and is finished in white uPVC horizontal cladding. The property is well set back from the road with most of the garden space to the south and west and extensive mature boundary planting to the south and west boundaries. To the east the site is screened by approximately 2m high hedge planting and to the north behind the garage there is approximately 1.5m high close-boarded fencing.
- 1.2 The area immediately surrounding the application site is predominantly residential and is comprised of dwellings in a variety of styles and materials. The application site is one of the larger plots within the street.

2. Planning History

Is there any planning history relevant to the current application?

Yes

Planning application – APP/15/01289 - Extension of existing single storey rear roof and revised fenestration. 14 Third Avenue, Havant, PO9 2QS. Permit

Planning application - APP/15/01161 - Application for Certificate of Lawfulness relating to existing rear flat roof raised in height with new rooflights. Revised fenestration to various elevations. 4 Third Avenue, Havant, PO9 2QS. Withdrawn

3. Proposal

Replacement garage and single storey side extension

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

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: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Developer Services, Southern Water

Following the review of the submitted documents, Southern Water has no objections to the proposed extension.

Councillor Phil Munday

No comments received.

Councillor Gillian Harris

No comments received.

Councillor Daniel Berwick

No comments received

6. **Publicity and 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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

Material planning considerations are addressed in Section 7.

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 comprises the demolition of the existing flat roofed garage and store area, which would then be replaced with a larger, pitched roof addition to provide a new garage with a music room and extension to the existing utility room.

7.4 The proposal would be approximately 8.13m in width, the same as the existing garage and store extension, with a length of approximately 10.25m. The length would be some 3.35m longer than the existing extension and the proposal would have a maximum height of approximately 5.1m. It would overall result in an increased footprint of approximately 27m², but would maintain a similar relationship to the host dwelling and site entrance as the existing extension. The introduction of a pitched roof, albeit at a lower pitch than the host dwelling, and the use of brickwork and tiles to match the host dwelling are also considered an improvement over the existing flat roofed and white cladding to the existing extension.

Whilst the proposed replacement extension would result in an increase in mass and bulk, given that it would be well set back from the street it is overall considered to be acceptable.

- 7.5 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

- 7.6 To the east is No.12B Third Avenue, which is a post-war detached dwelling separated from the application site by a long 2m wide driveway that leads to a detached garage in the rear garden. The main amenity space of this property is to the east of the driveway behind the main dwelling, and the two properties are also separated by an existing 2m high hedge. The proposed addition would be set approximately 1.2m away from the shared boundary and behind the rear building line of No.12B by approximately 2.1m, with no east facing windows. As such, the proposals are considered to have a limited and acceptable impact on No.12B.
- 7.7 To the north, and set at a slightly higher ground level than the application site, is No.20 Third Avenue. No.20 is a modern detached two storey dwelling set at a right angle to the host dwelling with a small single storey rear extension to the dining room that has a side window facing the application site, a window to the rear, and a door and window set facing north to the garden. The rear garden of No.20 would be directly to the north of the proposal. The proposed addition would be set at least 1.1m from the shared boundary, and would have eaves set at the same level as the existing games/garden room extension with the roof sloping away from No.20. A rear access door is proposed to the garage, however the proposed music room would have no north facing windows that might adversely affect privacy. Overall the proposals are considered to have a limited and acceptable impact on this property.
- 7.8 No.16 lies to the west and is a detached chalet bungalow. The plot is set at an angle to the application site such that the proposal would be set approximately 13m from the nearest part of the shared boundary, although the dwelling itself is over 20m to the west of the driveway. The proposal would be largely obscured from view by the bulk of the host dwelling and is considered to have a limited and acceptable impact on No.16.
- 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 proposed replacement garage would be approximately 9.8m in length and 3.78m in width internally, providing sufficient covered parking for two vehicles. The existing driveway is approximately 8.4m wide and some 21m of the driveway length would be retained, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Biodiversity Net Gain (BNG)

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

8 Conclusions

- 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/25/00550 subject to the following conditions

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 Ground & Proposed Roof Plans P_01
Proposed Elevations P_02
Location and Block Plans P_03

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used 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.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.

2 Scottish and Southern Electricity Networks

Please refer to the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Our 'Guide to Interpreting' includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

3 Southern Gas Network

Please refer to the extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

For more information, visit our Dig Safely pages on sgn.co.uk

4 Portsmouth Water

Please refer to the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth Water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

If you have a general enquiry, please call us on the following number All areas: 02392 449082 Email: asset.enquiries@portsmouthwater.co.uk