**Site Address:** 10 Glebe Park Avenue, Havant, PO9 3JR
**Proposal:** Variation of Condition 2 of Planning Permission APP/22/00949 relating to a modest reduction in the size of the balcony and a corresponding increase in the footprint of the extension at first floor level.
**Application Type:** Variation/Relief of Condition

| | | | |
|---|---|---|---|
| **Application No:** | APP/25/00857 | **Expiry Date:** | 16 December 2025 |
| **Applicant:** | Mr Binney | | |
| **Agent:** | Thorns-Young | **Case Officer:** | Denise Sheath |
| **Ward:** | Bedhampton | | |

Recommendation: **GRANT PERMISSION**

## 1 Site Description

10 Glebe Park Avenue is a detached property located in a residential area. The dwelling is located to the very north of Glebe Park Avenue and at the corner with Portsdown Hill Road. To the eastern side of the site runs the A3 (M). The dwelling is a substantial size and is located some 23m from the dwelling to the south.

There is ample parking provision within the site on hardstanding to the west of the dwelling house and within a double garage. The land drops to the south.

## 2 Planning History

90/51938/002 - Outline application for erection of 3 No. detached dwellings with detached garages. PERM 31/01/1991
APP/13/01142 - Single storey extension to south elevation; first floor extension over garage and extended dormers to north and south elevations. Perm 20/01/2014
APP/19/00652 - Single storey side extension to create pool house and gym. PERM 29/08/2019
APP/22/00949 - First floor extension over pool house with glazed link. Perm 18/01/02023

## 3 Proposal

Variation of Condition 2 of Planning Permission APP/22/00949 relating to a modest reduction in the size of the balcony and a corresponding increase in the footprint of the extension at first floor level.

## 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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

## 5 Statutory and Non Statutory Consultations

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: 6

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) Appropriateness of design and impact on the character of the area
(iii) Effect on neighbouring properties
(iv) 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. The original proposal was agreed under application number APP/22/00949 on the 18.01.2023.

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

7.3 This proposal comprises to vary the approved plans condition of APP/22/00949 whereby the first floor balcony area is to be reduced in depth and the footprint of the proposed first floor extension is increased toward the southern elevation. Other alterations to the approved plans include alterations to the window design and shape to the north and eastern elevations of the proposed first floor extension.

. The alterations are not considered to have a significant impact to the host dwelling and the impact is not deemed to be harmful to the character of the area.

7.4 The design and appearance of the extension 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

7.5 The proposal is a significant distance from the neighbouring properties to the north, east and western elevation such that any impact upon these neighbouring properties would be considered minimal and acceptable.

7.6 The proposed first floor element and balcony would retain the distance of approximately 22m to the southern boundary and 24m to the side facing elevation of the neighbouring property located to the south (No.10A Glebe Park Avenue) and would therefore still meet the criteria set out within the Havant Borough Design Guide relating to separation distances between first floor additions and neighbouring dwellings which back on the boundary. It is also noted that the principal aspect of No.10A is to the east, rather than back towards the extension the subject of this application. It is therefore considered that the proposal would have a limited and acceptable impact upon this neighbouring property.

7.7 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). No letters of objection have been received in relation to the proposed alterations.

(iv) Biodiversity Net Gain (BNG)

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

## 8 Conclusion

8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours and the character of the streetscene and locality and is therefore considered to be appropriate and recommended for approval.

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## 7 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00857 subject to the following conditions

1 The development must be begun not later than three years from the date of planning approval APP/22/00949 dated 18 January 2023.
**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:

Application Form - Received 05 October 2022 – From APP/22/00949
Location and Block Plan - Drawing No. 9228.25.0 – Received 21 October 2025
Existing Ground Floor - Drawing No. 9228.25.1 – Received 21 October 2025
Existing First Floor and Roof Plans - Drawing No. 9228.25.2 – Received 21 October 2025
Existing First Elevations Plans - Drawing No. 9228.25.3 – Received 21 October 2025
Proposed First Floor and Roof Plans - Drawing No. 8228.25.4 – Received 21 October 2025
Proposed Elevations - Drawing No. 9228.25.5 – Received 21 October 2025

**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.

**Informative**

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.