

DELEGATED OFFICER REPORT

PROPOSAL	Internal Renovations and Reconfigurations, alterations to fenestrations including ground floor floating front dormer , and loft conversion including rear dormer and first floor side extension
LOCATION:	64 Fourth Avenue, Havant, PO9 2QX
REFERENCE NO:	APP/25/00922
APPLICANT:	Oksana Kovalenko
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	28/01/2026
APPLICATION EXPIRY DATE:	02/01/2026
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

This application site comprises a two storey, detached dwellinghouse located on the West side of Fourth Avenue . This property has a tiled roof and features a catslide roof slide to the north side elevation where there is an internal garage. There is on site parking via hard surfacing forward of the front elevation.

2. Planning History

Is there any planning history relevant to the current application?

None relevant

3. Proposal

Internal Renovations and Reconfigurations, alterations to fenestrations including ground floor floating front dormer, and loft conversion including rear dormer and first floor 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.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

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 Local Plan

ENP_D1 (General Design Policy)

ENP_D2 (Height, Mass & Materials)

ENP_D3 (Layout, Form & Density)

5. Statutory and Non Statutory Consultations

Portsmouth Water

No comment received

Southern Gas Network

No objection

Southern Water

Southern Water has no objections to the proposed works.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
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Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 7

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
- (v) Flood risk
- (vi) Biodiversity Net Gain

(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 This proposal comprises a timber framed porch to the front elevation together with a floating front dormer to replace the existing garage door. Above the catslide roof to the north side elevation, a first floor extension is proposed. This would have a ridge height just below that of the main ridge which would allow for two enlarged rooms, a bedroom and study at first floor level served by 4 rooflights. A bathroom window would be added to the side (south) elevation at first floor level and this would be obscure glazed.

7.4 A dormer is also proposed to the rear roof slope which would have dimensions of approximately 4 metres width by 1.8 metres height. This would serve a loft bedroom with an ensuite. To the north elevation the two existing ground floor side elevation windows would be removed and replaced with a door serving the utility room which would replace the existing garage. The front floating dormer window would serve an office at ground floor. The chimney would also be extended.

7.5 A pergola is proposed to the rear alongside some other changes to fenestration such as the replacement of the existing rear elevation door with a larger bi-fold door. The existing rear porch would also be removed.

7.6 The first floor side extension would be visible from the public realm and would reduce the gap between no 64 and no 62 to the north to some degree however this is not considered to be detrimental to the streetscene and it is also noted that a similar design has been implemented on other properties, for example along First Avenue . There would be some changes to materials such as with the addition of timber cladding to the side elevation and render to the front elevation; these materials are considered to be in keeping with the surroundings.

7.7 The changes to the rear would not be widely visible from the public realm and are considered to be subservient additions to the host dwelling. The rear dormer would sit within the rear roof slope and is not considered to result in unacceptable mass or bulk. The remainder of the changes are also considered to be acceptable when viewed within the context of the host dwelling and surrounding streetscene.

7.8 Overall, 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) as well as policies D1, D2 and D3 of the Emsworth Neighbourhood Plan. 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

7.9 To the north of the application site is no 62 Fourth Avenue. A door would replace the two windows to this side elevation at ground floor level and this is not judged to result in any harm to neighbour amenity. The rooflights to the first floor side extension would be set above internal eye/head height and would not result in any harmful overlooking. The extension would be sited close to the shared boundary with no 62 and it is noted that there is a dining room window to the side elevation at ground floor level as well as a kitchen window (the kitchen is dual aspect with a window also to the rear elevation). Whilst this may be the case, it is also noted that a side dormer could be constructed without acquiring planning permission which would have a similar impact. The rear dormer would have views down the garden of the application site and is not considered to offer direct views into neighbouring amenity spaces.

7.10 To the south of the application site is no 66 Fourth Avenue. There would be two side elevation windows at ground floor level, however these are not considered to result in harmful overlooking to no 66, noting that ground floor side elevation windows normally would not require planning permission. The first floor side elevation windows to this side would either be high level or obscured and top opening.

7.11 To the rear of the application site is the end of the rear garden of no 12b Third Avenue and to the west of that is no 22 Third Avenue. There would be a large separation distance between the proposed dormer and no 22 Third Avenue (over 55 metres) and therefore the dormer is not considered to result in any harmful overlooking.

7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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).

(iv) Parking

7.13 Three vehicles could be parked on the area to the front of the property, and this would meet the parking standards requirements for on site parking.

(v) Flood risk

7.14 This site is located within Flood Zone 1 and therefore no Flood Risk Assessment is required.

(vi) Biodiversity Net Gain

7.15 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, it would have a limited and acceptable impact on the neighbouring properties and trees. On this basis it is recommended for approval.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with conditions for application APP/25/00922

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:

17/001/102 REV P1 Site plan
17/001/100 REV P1 Existing and proposed plans (floor plans and roof plans)
17/001/101 REV P1 Existing and proposed elevations
17/001/103 REV P1 Location plan
Design and Access Statement

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.

Informatives:

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.