

DELEGATED OFFICER REPORT

Site Address:	15 Rowan Avenue, Waterloooville, PO8 8AZ		
Proposal:	Single storey rear extension and partial demolition of existing garage.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00883	Expiry Date:	24/12/2024
Applicant:	Mr & Mrs Roadnight	Case Officer:	Jennie Fox
Agent:	Mr Flint		
	Chris Flint Ass Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 15 Rowan Avenue, Waterloooville, PO8 8AZ is a semi-detached bungalow to the south-east side of Rowan Avenue. The property is finished in pale yellow brick, with contrasting red multi brick details, hung tiles to the front gable and dormers, and white uPVC fenestration under an interlocking concrete tile roof. The loft has been previously converted with side facing dormers and there is an existing 3m lean-to extension to the rear. Vehicular access is from Rowan Avenue with a driveway to the front and south-west boundary of the site leading to a detached, flat roofed single garage contained within the rear curtilage. There is a pass gate to the rear garden between the existing garage and extension to a private south-east facing rear garden screened by high close-boarded fencing. The garden as measured from the rear of the original host dwelling is approximately 30m in length and 10m in width. The site slopes slightly such that the rear of the host dwelling is at a lower level than the front.
- 1.2 The area immediately surrounding the subject site is residential, comprised of semi-detached one and two storey dwellings finished in a mix of brick, render, cladding, and hung tiles. The site is not within any designated areas.

2 Planning History

91/56440/000 - Rear dining room extension and Granny annexe., REF,03/09/1991

3 Proposal

Single storey rear extension and partial demolition of existing garage.

The description was revised to include the proposed works to the garage and an additional drawing showing the extent of the proposed works was provided.

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 Andrew Briggs

None received.

Councillor D Keast - Cowplain

None received.

Councillor Neil Bowdell - Cowplain

None received.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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 comprises a single storey rear extension 6m in length and matching the width and height of the host dwelling. The proposal would therefore be approximately 7m wide and 5.7m in height, and would have a gable ended roof. The addition would facilitate the creation of a larger open-plan living area and the existing lean-to rear extension and part of the existing garage would be demolished as part of the proposals. It is noted that no first floor accommodation is proposed as the extension is shown with a vaulted ceiling with high level roof lights. The materials proposed are brick and concrete tiles with uPVC fenestration to match the host dwelling and are therefore considered to be appropriate.

7.4 The existing garage would be reduced in length by approximately 3m, but would be otherwise identical in appearance. As it is well set back from the street frontage, the impact of the proposed works to the garage would be minimal.

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 north-east of the application site is No. 13, a similar detached bungalow to the host dwelling. No. 13 is longer in plan than the host dwelling and has previously been extended to the rear, such that the rear wall of the property is some 8m beyond that of the host dwelling. The existing extension to No.13 has an unusual design with curved walls and a hipped roof, and has a pair of French doors centralised within the rear wall. The flank wall of the extension has no side windows, although the original house has several that face the existing host dwelling. The garage at No. 13 has also been extended with a hipped roof garden room that has French doors and side lights facing into the garden and towards the application site. The proposed rear extension would be marginally taller than the extension at No. 13, but would be approximately 2m less in length and would not further obstruct any existing windows or be visible from the garden room. A separation distance of approximately 2m would be retained between the two properties. It is noted that during a visit to the site the neighbour raised no concerns over the proposals; the garden of No. 13 is well screened from the application site, and there is no potential for overlooking from the proposals. On balance, the impact to No. 13 is therefore deemed to be acceptable.

- 7.7 To the south-west is No.17, which is another detached bungalow of similar design. No. 17 has existing flat roofed and lean to single storey rear extensions and a garage adjacent to the garage within the application site that is to be partially demolished. The proposals include the blocking up of an existing kitchen window that faces No.17. Two new windows to the south-west facing wall are proposed; the first of these would face a side door to No. 17, but replaces a much larger conservatory window and as such would not increase the risk of overlooking. The second window would be approximately in line with the front wall of the garage of No. 17 such that it would look toward the garage wall rather than the house. The impact of the proposals on No.17 is therefore considered to be limited and acceptable.
- 7.8 To the south-east are Nos. 15 and 17 Cherry Tree Avenue. Due to the length of the garden the proposals would be some 24m from the shared boundary with Nos. 15 and 17 and the impact on these properties would be extremely limited.
- 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 Following alterations, the garage would not meet the minimum length for car parking as per the guidance set out in the Havant Borough Council Parking SPD (2016). However, as there is ample driveway parking available for two vehicles, the requirements of policy DM13 are deemed to have been met.

(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 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/24/00883 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 Single Storey Rear Extension CFA FULL 01

Proposed Single Storey Rear Extension Garage Details CFA FULL 02

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.