
Site Address: 7 Shaftesbury Avenue, Waterloooville, PO7 5HW
Proposal: Retrospective application for single storey rear extension.
Application Type: Retrospective Planning Permission
Application No: APP/24/00431 Expiry Date: 02/08/2024
Applicant: Mr L Lepsevicius
Agent: Mr MacDonald Case Officer: Robert Riley
Local Conservatory Specialists
Ward: Stakes

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The application site is a terraced 2-storey dwelling located in Purbrook. It features a rendered design at its front and rear wall elevations and concrete tiles in a gable design for the roof. The application site features an original rear extension, which subsequently has been further extended by another unfinished rear extension with a depth of approximately 3.5 metres, this subsequent extension is to be assessed as part of this application (APP/24/00431).
- 1.2 The application site is in an area that could be considered both urban and residential, with the character of the street featuring terraced and semi detached dwellings with a variety of colours and external materials seen in evidence.

2 Planning History

- 2.1 No relevant history

3 Proposal

- 3.1 Retrospective application for a single storey rear extension with a proposed width of approximately 4.75 metres (5.3 metres including canopy roof overhang), a proposed approximate depth of 3.5 metres and a proposed maximum approximate height of 3 metres serving a play room, with steps with an approximate height of 0.5 metres to the rear of the extension..

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)

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 Elizabeth (formerly Dianne) Lloyd
No comments received

Councillor S Milne
No comments received

Councillor Simon Hagan
No comments 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: 7

Number of site notices: 1.

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

(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

Character and the streetscene

7.3 The rear extension is not visible in the streetscene and in regards to visual amenities

its impact is considered acceptable.

- 7.4 With regards to the impact of the rear extension upon the dwelling. Whilst the extension would in combination with the existing rear extension be deep, adding a further flat roof section, its single storey nature and flat roof design result in a generally subservient addition on balance meeting the requirements of policy CS16. It is considered that due to the this rear extension not being readily visible and that there are numerous other rear extensions around the application site (though generally featuring less depth) that this rear extension can be seen to have an acceptable impact regarding character upon the dwelling and therefore is seen to be acceptable. The extension also features steps to the rear, with an approximate depth of 1 metre and an approximate height of 50cm, this is considered acceptable.

Materials

- 7.5 The external walls of the unfinished rear extension are stated to feature blockwork with render which was confirmed in an email uploaded on 16/9/24 to match the existing dwelling this is considered acceptable. The roof features a bitumen flat roof design this is considered acceptable.
- 7.6 The design and appearance of the rear extension is on balance 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 2011). 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 southwestern and northeastern sides of the application site are properties at Nos 5 and 9 Shaftesbury Avenue. Due to proximity, the main impact to assess would be in regard to these two properties. Properties to the front and rear are not considered to be unacceptably impacted by this rear extension due to the location, nature and scale of the works.

No.5 Shaftesbury Avenue

- 7.8 To the southwestern side of the application site is No.5 Shaftesbury Avenue. Regarding overlooking concerns, the extension would not feature any side fenestration. The rear extension would feature rear fenestration, and it is furthermore, noted that the finished floor level of the extension is higher than ground level by approximately 0.5 metres,. Though it is noted that there may be an increase of overlooking into this dwelling's rear garden, as the views would only be oblique at most, on balance officers do not consider this a reason to warrant a refusal of permission for this application, and consider this to be acceptable. Regarding overshadowing and overbearing concerns, it is noted that this rear extension would have a reasonable presence for No.5's rear amenity space and would go very close to No.5's boundary. It is furthermore, noted that it would extend past No.5's rear wall, by approximately 3.5 metres, though it is noted to have a significant presence for No.5 on balance, in consideration of the depth of the rear extension officers do not consider that this rear extension is unacceptably overbearing upon No.5's rear amenity space, to warrant a refusal of this application. Regarding overshadowing concerns officers have performed a 45 degree angle test as shown in figure 5.12 of the Havant Borough Design Guide SPD to assess overshadowing concerns of No.5's rear fenestration. Officers note, that this rear extension does not accord with the requirement of the

tests in both regards. Officers do note however, that the rear extension only narrowly fails the test with regards to depth. Officers do note, moreover, that the sunlight's orientation whereby, this extension is to the north east of of No.5's garden, impacts on overshadowing are likely to be felt most in the morning and considerably less throughout the rest of the day. Regarding these considerations, officers consider that this dwelling, though is impacted by this rear extension addition, its reduction of outlook towards the application site would not in itself cause demonstrably unacceptable harm of outlook to refuse the application on this basis. Regarding these concerns, this dwelling is considered to balance to be acceptably impacted by the rear extension addition.

No.9 Shaftesbury Avenue

- 7.9 To the northeastern side of the application site is No.9 Shaftesbury Avenue. Regarding overlooking concerns, there would be no side fenestration facing No.9 Shaftesbury Avenue. There would be rear fenestration serving the playroom, with the play room featuring a higher finished floor level than the existing ground level by approximately 0.5 metres, however any views provided of No.9's rear garden would be oblique at most, and on balance this is not considered a reason to warrant a refusal of permission for this application. Regarding overbearing and overshadowing concerns, officers note that this extension is in close proximity to the shared boundary treatment of Nos 7 and 9. Officers furthermore note that this rear extension goes approximately 1 metre beyond No.9's rear wall. Though the unfinished rear extension has a reasonable presence, officers do not consider the rear extension to be unacceptably overbearing upon No.9 Shaftesbury Avenue. Officers have considered it important to assess the impacts of overshadowing upon No.9. Officers performed a 45 degree angle test as shown in figure 5.12 of the Havant Borough Design Guide SPD for this proposal to assess overshadowing concerns. In light of this, it would pass the depth test and would therefore pass the Havant Borough Design Guides standards which requires both tests to be failed in order to not accord with the test. In light of these considerations, on balance this dwelling is considered to be acceptably impacted by the rear extension addition.
- 7.10 Consequently, it is considered on balance, that the proposal would not be 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 2011). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed development is acceptable in principle on balance, is appropriate in terms of design and its impact on the character of the area, and on balance 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 PLANNING PERMISSION IN RETROSPECT** for application APP/24/00431

Subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number: 03: AMENDED BLOCK PLAN: Uploaded 24/9/24

AMENDED LOCATION PLAN: Uploaded 24/9/24

Drawing number: 02: AMENDED PREVIOUS AND AS BUILT ELEVATIONS:
Uploaded 24/9/24

Drawing number: 01: AMENDED PREVIOUS AND AS BUILT FLOOR PLAN:
Uploaded 24/9/24

Reason: - To ensure provision of a satisfactory development.

- 2 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.