
Site Address:	17 Cotwell Avenue, Waterlooville, PO8 9AP		
Proposal:	Proposed aluminium veranda/garden room to rear elevation.		
Application No:	APP/23/00821	Expiry Date:	21/12/2023
Applicant:	Mr & Mrs Guiton		
Agent:	Mr S Brockbank	Case Officer:	Robert Riley
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site, comprises of a bungalow with a pitched roof, located on the western side of Cotwell Avenue. The external walls comprise brown brick work and white render, with the roof being brown concrete tiles in a pitched roof design. The application site contains a garden to the rear. The application site is located in an area that is urban and residential in character, characterised by one storey bungalows with external brickwork designs.

2 Planning History

APP/21/01046 - Prior notification for single storey development extending 5 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 2.6 metres and an eaves height of 2.35 metre., GPDC,01/11/2021

3 Proposal

Proposed aluminium veranda/garden room to rear elevation.

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

CS11: Protecting the special nature of Havant Borough
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 Andrew Briggs

No comments received

Councillor D Keast - Cowplain

No comments received

Councillor Neil Bowdell - Cowplain

No comments received

Southern Water

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: No comments 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

- (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 Rear Veranda/garden room:

The proposed addition would extend from the rear wall. It would have a width of approximately 4.55 metres, a depth of approximately 3.62 metres, and a height of approximately 2.2 metres to the eaves with a height of approximately 3.15 metres to the top of the mono-pitch roof. The covered area would be accessed from existing patio doors to the proposed veranda garden room.

The rear aluminium garden room extension is not readily viewable in the street scene and is single storey and set lower than the main ridge height. The extension would therefore have a limited and acceptable impact on the character and appearance of the wider area.

- 7.4 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.

7.5 External materials:

The proposal also involves the use of aluminium in an anthracite grey colour to comprise the external frame and a glazed roof.

Regarding its materials, on a street of largely brickwork bungalows, it differs from the general appearances of the other dwellinghouses on the street, however as this proposal is only to the rear of the property, it would have an acceptable impact. Though it would be partially visible to neighbours it does not raise significantly above the boundary fences which are approximately 1.8 metres high so would have a limited and acceptable impact, it is modern and contemporary in design, and regarding its colour is not unacceptable or overbearing in appearance. Thus 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 The main impacts from the proposals are considered to be to No's 15 and 19 Cotwell Avenue.
- 7.7 No. 15 lies to the south of the application property. The proposed addition would be set approximately 1m from the common boundary fence. The structure is single storey and would be open sided. There is therefore a very limited and acceptable impact on No.15. The boundary fence between the two properties is approximately 1.8 metres tall.
- 7.8 No.19 lies to the north of the proposed addition, and is located approximately 6 metres from the common boundary fence. There is an approximately 1.8 metre high fence on the boundary between the properties.
As the new addition to No.17 Cotwell Avenue is single storey and set off the boundary it could not be considered as having a detrimental impact upon light sources or be overbearing to the neighbouring house.
- 7.9 The new addition to 17 Cotwell Avenue would be single storey and therefore it would not appear as overbearing to the neighbouring properties.
- 7.10 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.

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/23/00821 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:

Drawing Number: 001: TECHNICAL DRAWINGS
Drawing Number: 002 : SECTION DRAWING DETAIL
Drawing Number: DL828 01 :EXISTING & PROPOSED ELEVATIONS,
FLOOR PLANS, LOCATION & BLOCK PLAN

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.