
Site Address: 20 St Johns Avenue, Waterlooville, PO7 5PG
Proposal: Replacement rear extension with patio and first floor rear extension, new garage.
Application Type: Full Planning Permission
Application No: APP/23/00698 Expiry Date: 09/10/2023
Applicant: Mr G Cunningham
Agent: Mr A Brown Case Officer: Tina Pickup
 Dwell Design
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached bungalow with loft room in the roof served by a small dormer on each of the front and rear roof slope, located on the western side of St Johns Avenue. The property is constructed of red brick beneath a fully hipped plain tiled roof, and is set back from the highway with two vehicular access points providing an in and out drive behind a low frontage brick wall and raised lawned area. There is currently an attached side garage on the south side, which extends up to the shared boundary. The plot size is wider than others in the immediate vicinity.
- 1.2 This stretch of St John's Avenue is mixed in character, with some bungalows, some chalets and some semi-detached two storey dwellings. Number 18 to the north is a semi detached, hipped roof bungalow and number 24 to the south is a higher chalet style dwelling with side gable ends with barn hips, and a larger rear pitched roof dormer. The road slopes down from north to south.
- 1.3 To the rear the dwelling has a lean-to style conservatory across the full width of the bungalow. The rear garden is enclosed with close boarded fencing and the garden slopes slightly down to the west.

2 Planning History

APP/23/00148 - Single storey and first floor rear extensions, solar pv panels to side elevation with rooflight, window and door alterations to sides and detached garage to rear., PERM, 14/04/2023

3 Proposal

- 3.1 Replacement rear extension with patio and first floor rear extension, new garage.
- 3.2 APP/23/00148 approved both first floor and ground floor rear extensions and garage - works have not yet commenced and this application repeats exactly the development to the house previously approved, but adds a raised terrace. Due to the slope of the site the applicant now wishes to also construct a patio across the full width of the property, extending out 3.7m to link to the corner of the garage, with steps down to the garage. At this point the terrace would be 0.585m above natural ground level. This would exceed the permitted development height of 0.3m and therefore constitutes development in its own right requiring permission. This application has been submitted as a 'free go' repeating the main development but adding the terrace.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 **Statutory and Non Statutory Consultations**

Southern Water

Formal application for any new connection to the public sewer required; where surface water to be discharged to network, should follow part H3 of Building Regs and encourage reuse;
if any sewer found during construction then an investigation will be required

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

(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

extensions and alterations to the house have already been approved under APP/23/00148 which is an extant permission, and the report to that decision is still applicable and available on the Council's website. Therefore the determination of this application should focus on the additional impacts of the raised terrace.

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

- 7.3 The rear terrace would replace a similar but smaller full width patio area. It is commonplace to have sitting out areas outside the rear doors of dwellings and as such would be in keeping as a typical feature and characteristic of properties in the area. 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 any adverse impact on the visual amenity of the locality over and above that already approved under APP/23/00148.

(iii) Effect on neighbouring properties

- 7.4 As a result of the proposed terrace being level with the back doors, then the height of the proposed terrace would gradually increase above natural ground level, such that when 3.7m away from the dwelling it would be 0.585m above natural ground level. This would increase the opportunity for users of the terrace to view over side boundaries and into adjacent rear gardens.
- 7.5 To the north, number 18 is a semi detached bungalow and has a covered carport adjacent the proposed terrace, sited up to the shared boundary. This would partially obscure any direct views into this garden. It is also proposed to add to the height of the northern boundary fence such that there would be screening up to 1.7m measured from the new patio level. This would be above average eye height and mitigate any overlooking potential.
- 7.6 It must be noted that this would result in a gradual increase in height of structure on the boundary up to a height of 2.285m. This additional height might appear overbearing and enclosing to the occupiers of number 18, except that it would effectively line the side of their car port, which itself provides a buffer to the garden. It is considered that the additional height would have minimal direct impact on the level of amenity enjoyed by number 18, and have the benefit of preventing overlooking.
- 7.7 To the south is another chalet dwelling that has a 4m deep single storey rear extension permitted under APP/18/00537, set 2m off the shared boundary. It also has a set back detached garage on the shared boundary. The proposed terrace would be set 2.7m off the shared boundary due to the intervening drive serving the applicants set back garage. Given the separation distance from adjacent driveways, and the overlap with the neighbours own extension, then any direct views across into the private amenity area of the property to the south would be limited.
- 7.8 The rear garden of the application site is over 20m long, so any impact on the properties to the rear would also be minimal. Overall it is considered that the proposed terrace combined with the already approved extensions under APP/23/00148 would not result in any undue loss of privacy or enclosing effect to justify a reason for refusal. The overall development would have limited and acceptable impact on the properties immediately adjacent to the application site, 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 It is considered that the proposed development comprising the previously approved extensions under APP/23/00148 and raised terrace is acceptable in principle, and its design would not result in any harm or adverse 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.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00698 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:

Location and Site Plan Drawing number 22031 (pl)04 rev a
Proposed Floor Plans Drawing number 22031 (pl)05 rev b
Proposed Elevations Drawing number 22031(pl)06 rev b
Proposed Section Drawing number 22031 (pl)07 rev b
Proposed Garage Drawing number 22031 (pl)08 rev a

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the roof light in the northern roof slope shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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.

- 5 Prior to the hereby approved patio/raised terrace being brought into first use, the additional screening on the northern boundary shown on drawing number (pl)05 Rev b, shall be installed at a height of 1.7m measured from the adjacent patio, and thereafter maintained in perpetuity.

Reason: To protect the privacy and amenity of the occupiers of the adjacent property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.