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Site Address: 206 Park Avenue, Waterlooville, PO7 5EZ  
Proposal: Single storey rear and side extension following demolition of existing rear extension and conservatory.  
Application Type: Full Planning Permission  
Application No: APP/23/00836                      Expiry Date: 29/11/2023  
Applicant: P Hall  
Agent: Mr Richard Williams                      Case Officer: Robert Riley  
            JLRW Architecture  
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

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## **1     Site Description**

The application site is located on the eastern side of Park Avenue in Waterlooville. It is a two storey dwellinghouse with a pitched hip roof with brown concrete tiles, it also has white render with orange brickwork detailing. The application site contains to the front of the site a driveway onto Park Avenue and a garden to the rear of the site. The application site is located in an area that is both residential and urban in nature. The dwellings in the area are mixed in character and of individual designs.

## **2     Planning History**

There is no relevant planning history to the 206 Park Avenue application site.

## **3     Proposal**

The proposal to the application site, includes one element:

A single storey rear and side extension following demolition of existing rear extension and conservatory.

## **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  
CS11: Special environment and heritage of Havant borough

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 Husky Patel**

No comments received

### **Councillor Ms C Diamond - Purbrook Ward**

No comments received

### **Councillor Ryan Brent**

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: 6

Number of site notices: Not applicable.

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**

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**

The proposed extension would have a width of approximately 10.1 metres, a roof height of approximately 3.3 metres, an eaves height of approximately 2.7 metres and a depth of approximately 4.9 metres.

The materials used with the proposed extension would be brick work and render complimenting the existing brick work and render on the dwellinghouse.

The proposal includes the demolition of an existing single storey rear extension and conservatory.

The rear extension is not readily viewable in the street scene and would be single storey. The extension would therefore have a limited and acceptable impact on the character and appearance of the wider 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 the scheme would not result in an adverse impact on the visual amenity of the locality. The design of the proposed extension compliments the existing materials of the house, being brickwork and render and therefore would not be out of character for the area and thus limit the impacts of the proposed changes..

### (iii) Effect on neighbouring properties

The main impacts from the proposals are considered to be to No. 206A Park Avenue.

No.206A lies to the south of the application property. The proposed extension would be set 1.2 m from the common boundary fence and would have no windows facing No. 206A. No. 206A has a number of windows facing the application properties existing flank wall of the main house and this relationship would remain unaltered. There is therefore a very limited and acceptable impact on No.206A.

No.46 Stakes Road lies to the north of the proposed extension. The Proposed extension is approximately 10 metres from the neighbour boundary fence. There is an approximately 2m high fence on the boundary between the properties. As the new extension to 206 Park Avenue is a single storey and given the set off distance it could not be considered as having a detrimental overbearing impact or harmful impact on light sources for the neighbouring house.

The new extension to 206 Park Avenue does not extend significantly beyond the extent of the conservatory, the conservatory extended from the rear wall up to approximately 3.6 metres, with the new extension extending from the rear wall up to approximately 5.3 metres, with this proposed extension being single storey, it would not be considered as overbearing to the neighbouring properties.

The development does not breach the 45 degree guidance in the Havant Borough Design Guide SPD and would not therefore result in an unacceptable loss of light.

The effect on neighbours is considered limited and acceptable from this development, due to its height, design an position and does not protrude significantly further then original conservatory.

- 7.3 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.
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## 9 **RECOMMENDATION:**

That the Head of Place be authorised to GRANT PERMISSION for application APP/23/00836 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 BLOCK PLANS DRAWING NUMBER 23011-100  
EXISTING AND PROPOSED FLOOR PLANS DRAWING NUMBER 23011-101  
EXISTING AND PROPOSED ELEVATIONS DRAWING NUMBER 23011 - 102

**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.