
Site Address: 89 Cherry Tree Avenue, Waterloooville, PO8 8AT
Proposal: Proposals include: Single-storey rear extension with the installation of a new boundary wall construction.
Application Type: Full Planning Permission
Application No: APP/23/00774 Expiry Date: 06/11/2023
Applicant: Mr & Mrs Watling
Agent: Mr Reading Case Officer: Josephine Lacey
JB Architecture Design Ltd.
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

89 Cherry Tree Avenue, Waterloooville is a detached 2 storey dwelling with a single pitched roof on the corner of Cherry Tree Avenue. The boundary of the rear garden extends from the rear to the front elevation of the property. There is a conservatory to the rear. The elevations are brick with tilehanging to the front elevation's second storey.

2 Planning History

09/66203/000 - Ground floor side extension and first floor landing window.,
PERM,11/03/2009

3 Proposal

Single-storey rear extension with the installation of a new boundary wall construction.

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)

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

5 Statutory and Non Statutory Consultations

Councillor Andrew Briggs

No comment received.

Councillor D Keast - Cowplain

No comment received.

Councillor Neil Bowdell - Cowplain

No comment 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: 0

Comment	Officer Comment
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 The proposal consists of an extension to replace the existing conservatory, and a new brick wall as a boundary treatment to replace the existing fence. The extension would project 3m into the rear garden from the rear elevation of the dwelling at a width of 5m. The roof of the extension would be pitched and the maximum height would be 3.3m with an eaves height of 2.3m. There would be skylights in each roof slope, a window in the north side elevation and french doors and a window within the rear elevation. The proposed brick wall would extend for around half of the perimeter of the boundary between the rear garden and the street and there would be a high composite gate for rear access next to the garage. It would be 2m high and is proposed to be constructed with facebrick. This design is acceptable in context to the main dwelling and character of the area.
- 7.4 The materials are proposed to be facebrick walls, uPVC windows and doors, and concrete interlocking tiles for the roof. This is considered to be in keeping with the existing dwelling and character of the surrounding area.
- 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 south is No.87 Cherry Tree Avenue. There is already an existing conservatory where the proposal would be, which is of a similar scale to the proposed extension. The difference is that the roof of the extension will be pitched, meaning that it is larger in height. The rear of the properties are at different ground levels - with No.87 being lower than the application site. However, there is a garage belonging to No.87 between the dwellings, meaning the proposal would not be directly next to the rear of this neighbouring property. In addition, the properties are adjacent north to south with the application site to the north, meaning the sunlight received to the rear of this property in the daytime will not be impacted by the proposal. Therefore, the proposal is not considered to cause harmful loss of light, outlook or privacy to this neighbouring property.
- 7.7 The dwelling is on the corner of the road. The new proposed boundary wall and extension would not cause loss of light, outlook or privacy to the surrounding dwellings within the street.
- 7.8 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/23/00774 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:

10 Oct 2023		LOCATION PLAN
10 Oct 2023	PL.728.23.01	LOCATION AND SITE PLAN
10 Oct 2023	PL.728.23.02	EXISTING GROUND FLOOR PLAN
10 Oct 2023	PL.728.23.03	EXISTING ELEVATIONS
10 Oct 2023	PL.728.23.04A	PROPOSED FLOOR PLANS
10 Oct 2023	PL.728.23.05A	PROPOSED ELEVATIONS

Reason: To ensure provision of a satisfactory development.