
Site Address:	3 Riverdale Avenue, Waterlooville, PO7 8QN		
Proposal:	Proposed first floor side extension over existing garage.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00152	Expiry Date:	01/05/2023
Applicant:	Mr and Mrs Swaine		
Agent:	Mrs Tracey Parker	Case Officer:	Jenni Price
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

3 Riverdale Avenue, Waterlooville, PO7 8QN

- 1.1 The subject property is a two-storey detached house and located on the northern side of Riverdale Avenue, Havant. This style of property has a Säteri roof design which consists of a hip roof, where the uppermost part has been cut off from the bottom part by an additional strip of wall and has additional roof windows.
- 1.2 The property has an integral double garage with accommodation in the roof which is sited above one of the garages.

2 Planning History

GEN/23/00171 - Copy docs - 22267/43 and 22267/50 - plans, ,14/03/2023

3 Proposal

Proposed first floor side extension over existing garage.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist
No comments

Councillor Gwen Robinson

No comment

Councillor Mike Seal

No comment

Councillor Peter Wade

No comment

Portsmouth Water Company

Portsmouth Water have reviewed the application and associated documents for planning application reference APP/23/00152 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

Southern Gas Networks

No comment

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: 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
- (iv) Parking

- (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 design and appearance of the proposal builds upon the existing footprint of the dwelling, with adequate space retained to the site boundaries and the siting and ridge height of the extension lending it a suitable character relative to the existing scale and footprint of the dwelling, in accordance with the guidance in the Design Guide SPD. It

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

7.4 The proposal will include windows in the first-floor front and rear elevations. There are no windows proposed in the north western elevation which faces onto no. 1. The outlook from the proposed extension will be similar to what is existing, therefore any overlooking of the neighbour's private amenity area will remain similar to existing. The siting of the extension is such that it is not considered to have an overbearing impact upon the amenities of this adjoining property, nor the other properties in the immediate area.

7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and given the position of the property any loss of light or overshadowing would be minimal therefore, the proposal would have a 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.

(iv) Parking

7.6 The proposals will not increase the number of bedrooms and will remain as a 4 bedroom property and therefore there is no requirement for additional parking spaces.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character and visual amenities of the street scene and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00152 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:

P01 Location and block plan
PL02 Proposed first floor plan
PL03 Proposed elevations
S01A Existing ground and first floor plan
S02 Existing elevations

Reason: - To ensure provision of a satisfactory development.

- 3 No window or other opening is to be formed in the north western side elevation of the extension hereby approved unless agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.