
Site Address: 3 Celandine Avenue, Waterloooville, PO8 9BE
Proposal: Proposals single storey rear extension with general door, window and material changes to all elevations.
Application Type: Full Planning Permission
Application No: APP/23/00666 Expiry Date: 29/09/2023
Applicant: Mr & Mrs Moore
Agent: Mr Bessant Case Officer: Ikrame Essalih
JB Architecture Design Ltd
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 3 Celandine Avenue, Waterloooville is a detached bungalow with an integrated garage constructed in multi brick with elements of red timber and limestone cladding at the front elevation and dark brown tiles cross gable roof. The property benefits from a reasonably sized rear garden surrounded by wooden fences of different heights. At the front, a paved driveway is extending over approximately 12 metres along the north front half leading to the garage and a retained grass area is on the south front half. The rear garden can be accessed through an ornamental metal access gate to the north side of the property and the main access door is located on the north side elevation.
- 1.2 The site is located on the west side of Celandine Avenue. The front boundary line is defined by a short brick wall with vehicle access.
- 1.3 The surrounding area is mainly residential in character with properties of similar type, height, and form with different elevations' finishes materials.

2 Planning History

None relevant.

3 Proposal

The proposal encompasses the erection of a single storey rear extension with a flat and pitched combination roof, the replacement of brickwork on all elevations with proposed render and material change to existing windows and main door.

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)

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)

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.

Developer Services, 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
No objections. We fully support this application.	Noted.

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 matters

(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 proposed works comprises the construction of a single storey rear extension. the extension would be flush with the rear wall of the original dwellinghouse with 9.5 metres width, 4.1 metres depth and approximately 2.7 metres eaves height and a total height of approximately 3.6 metres. The new space would form a new toilet, kitchen and lounge area and a utility room to the north side. The roof design of the proposed extension would be a combination roof encompassing a flat roof to pitched sides with concrete roof tiles matching the design and material of the main dwellinghouse. The extension's eaves height would be the same as the existing one on the main dwellinghouse and the ridge height would be lower, thus would result in a subservient appearance concurring with Havant Borough Council Design Guide SPD. In design, type and scale terms, the proposed works are considered to be in keeping with the context the main dwellinghouse.

7.4 It is noted that the proposed extension would be located at the rear of the property and by dint of its height and the existing gaps between the application site and neighbouring properties, it would not be visible from the public realm, therefore it is considered that the new construction would not result in a harmful impact on the streetscene.

7.5 The proposal also seeks a change of material on all elevations from brickwork to off white render, and a change of colour on windows and main door from white uPVC to Anthracite Grey uPVC matching the proposed cement board cladding in Anthracite Grey colour at the front elevation. The proposed materials replacement is considered coherent and of high quality therefore an upgrade to the appearance of the dwellinghouse considering that the proposed rear extension would also be built with the same materials. It is noted that a variety of cladding, render and other finish materials on front and other elevations can be identified in the neighbouring properties, therefore it is deemed that the proposed works are acceptable in terms of design and planning and would not be out of character of the area.

7.6 Considering all of the above, the design and appearance of the proposal is deemed appropriate in context to the main building and the streetscene and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of Havant Borough Local Plan (Core Strategy 2011) and Havant Borough Design Guide SPD. It is considered that the scheme would not result in an adverse impact on the visual amenity and character of the locality.

(iii) Effect on neighbouring properties

- 7.7 The proposed extension is located at the rear of the property and facing west. Therefore, it will mainly be visible from the immediately adjacent properties located at the north, west and south sides. Taking into account that the single storey extension would be set back from the different boundary lines by 1.2 metres to 11 metres with a total height of approximately 3.6 metres, it is considered that the new construction would not result in a harmful impact of overbearing, overshadowing or loss of daylight to the neighbouring properties.
- 7.8 On the south side of the application site, the existing neighbouring property at No.1 is the closest to the original dwellinghouse. The proposal would result in new windows facing this property, with two windows on the existing dwelling to be installed under permitted development rights. It is noted that the existing fence is less than 1.8 metres from the rear wall of the main dwellinghouse. However, the proposed window in the extension is positioned at approximately 1.7 metres height above ground floor level, which would restrict overlooking from this window. Furthermore, the applicant has confirmed the intended erection of a 1.8 metres fence on the boundary line separating the two properties. Therefore, it is considered that the proposed works are appropriate in design and would not result in a loss of privacy or outlook onto the neighbouring property.
- 7.9 On the north side, the extension would have a small window serving the utility room. The existing fence of approximately 2 metres would provide a screen from the adjacent footpath and to the neighbouring property at No.5, thus considered to result in no harmful impact to this property.
- 7.10 On the west side, the rear wall of the proposed extension would have a sliding glass door serving the kitchen and dining area, and a window serving the utility room. Though the rear garden of the property at No.8 Marjoram Crescent is adjoining side-to-rear the garden of the application site, the separating distance of approximately 16 metres measured from the closest existing and proposed built points and provided by the existing rear gardens, the existing 2 metres fence and the tall trees would provide a sufficient screen to the proposal, preventing any harmful impact to this adjacent property.
- 7.11 On the east side, the extension would be mainly screened by the main dwellinghouse. Therefore, it is considered that the neighbouring properties on the opposite side of Celandine Avenue would not receive any harmful impact.
- 7.12 Considering the existing materials in the surrounding houses, the proposed rendering and cladding is deemed an appropriate alteration to the appearance of the dwellinghouse and would result in a minimal and acceptable impact on the neighbouring properties in terms of an altered visual feature.

- 7.13 Given the design and size of the new built, the setback distance from the existing boundaries between the proposed development and the neighbouring properties, it is considered that the proposal would not have any adverse impact on the residential amenity of these neighbouring properties. The proposal does not appear overbearing or lead to loss of privacy, sunlight or view, or result in overlooking and would have limited and acceptable impact on the immediately adjacent properties 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 matters

- 7.14 There is 2 existing bedrooms at the property. Although the addition of the proposed bedroom, making a total of 3 bedrooms, would not result in an increase of car parking provision, there is a requirement of a minimum of 2 car parking spaces within the curtilage of the property. It is noted that the existing garage and the paved driveway allow for at least 2 car parking spaces. Therefore, the current provision of car parking spaces is meeting the requirements of Havant Borough Council Parking SPD and Policy DM13 of Havant Borough Council Local Plan (Core Strategy 2011).

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, size and design of the proposal would have limited and acceptable impact on the neighbours, the character of the area and the streetscene and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00666, 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:

PL.727.23.01	Site and Location Plan
PL.727.23.02 A	Proposed and Existing Floor Plans
PL.727.23.04 A	Proposed Elevations
	Email (dated 15/09/2023) confirming cladding, render material and the erection of boundary fence

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted application form and emails, 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.

- 4 Prior to the occupation, a wooden close boarded fence with a height of 1.8 metres separating the application site and property at No. 1 Celandine Avenue along the southern boundary shall be erected. The fence shall thereafter be retained and maintained.

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