
Site Address: 16 Longwood Avenue, Waterloooville, PO8 8HX
Proposal: Addition of single storey front and two storey side wrap around extension to front and flank of existing house, following removal of existing bay and porch structures.
Application Type: Full Planning Permission
Application No: APP/23/00575 Expiry Date: 30/08/2023
Applicant: Mr J Long
Agent: Mr K Russell Case Officer: Josephine Lacey
 D84 Architects Ltd
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

16 Longwood Avenue is a detached bungalow with a loft conversion and front dormer extending the majority of the width of the roof. The elevations are comprised of brick up to the gable which is finished with white render up to the pitched roof. The front boundary is a wooden fence, and the frontage is made up of grass with brick pathways leading to the sides of the property. The properties surrounding the application site are varied, with no uniform external appearance.

2 Planning History

No recent or relevant planning history.

3 Proposal

Addition of single storey front and two-storey side wrap around extension to front and flank of existing house, following removal of existing bay and porch structures

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: 12

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 comprises a wraparound front and side extension, which will be single storey to the front elevation, but will extend up to the existing roof on the west elevation. The proposal will allow for extensions to the living room and dining room on the ground floor, increasing the building footprint by 1.5m in width for 9.7m from the front elevation along the west elevation, and 1.5m on the front elevation with a length of 11.2m. To the front, the extension would have an eaves height of 3m and a maximum height of 4.5m. To the west side elevation, the proposal would join up to the

existing roof with an eaves height of 3.1m and maximum height of 6.8m. The existing property has a pitched roof with dormers on the front and rear elevations over most of the length of the roof. The new ground floor extension's roof would be a shallower angle than the existing pitched roof of the main dwelling, but it would be subservient and would not appear out of character. The existing windows and door on the front elevation would be replaced with two identical 1.6m high by 2m wide windows, made of uPVC, and the door would be replaced by a hardwood timber door. There would also be four new roof lights serving the new front extension, spaced evenly either side of the new proposed door. The side extension would be finished with brick to match existing, meaning that the proposal is in keeping with the existing dwelling. The side window on the west elevation would be retained, and there would be no new additional windows on this elevation. The new porch would have dimensions of 2m wide, 0.8m deep, an eaves height of 3m and a maximum height of 3.7m, adjoining the mono pitched roof of the main front extension and comprising a pitched roof extending 2.2m from the remainder of the roof of the proposal. The materials proposed will be to match as far as practicable. In summary, the design and materials proposed are in keeping with the dwelling and will be subservient.

- 7.4 Most of the proposal would be visible from the public realm due to the extension being at the front of the property. There are similar styles of front extension within the road, and the building line would not extend too far forward of the neighbouring properties. In addition, the dwellings in the locality are varied in design, and therefore, the resulting visual impact is not deemed to cause evident harm to the character of the 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 west of the application site is 18 Longwood Avenue. This property shares a boundary running north to south between the dwelling houses. The proposal will be around 4m from the boundary, but would not be much different from what already exists in this area but would come closer to the common boundary. The window on the elevation facing this neighbouring property would be in a similar position to where it sits at present, but 1.5m closer, though the boundary fence still sits in between the dwellings and would sufficiently prevent harmful overlooking. There is a window on the side elevation facing No.16 serving the living room, but this room will still receive sufficient light from the windows on the front elevation. The proposed front extension would extend just past the building line of this property, which would not cause any harmful overshadowing. Considering this, the proposal is not likely to have any significant impact on this neighbouring property in terms of loss of outlook, light or privacy.
- 7.7 To the east is 14 Longwood Avenue. The proposal will be 5.5m from this property, and there is an alleyway between the properties, and the garage of the application site is also between the proposal and this neighbouring property. Consequently, the proposal likely to have little to no impact in terms of potential loss of light, outlook or privacy.
- 7.8 The proposal involves new and replacement windows to the front elevation. There are already windows within this area on the front elevation, meaning there is not likely to be any new loss of privacy between this property and the properties to the front due to

the proposal.

- 7.9 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/23/00575 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:

D8423_16/01 Rev P1 Proposed Site & Block Plan
D8423_16/100 Rev P2 Proposed Ground Floor Plan
D8423_16/101 Rev P1 Existing and Proposed First Floor Plans
D8423_16/200 Rev P2 Proposed Elevations
Location Plan dated 5th July 2023
Materials email uploaded 25th August 2023

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.