
Site Address: 117A Hart Plain Avenue, Waterlooville, PO8 8PW
Proposal: Proposed single storey and two storey rear extensions, single storey side extension.
Application Type: Full Planning Permission
Application No: APP/23/00357 Expiry Date: 12/06/2023
Applicant: Mrs Seale
Agent: Space and Style Home Design Case Officer: Joseph Toole
Lewis
Space & Style Home Design
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

117A Hart Plain Avenue, Waterlooville, is a two storey semi detached property located to the west side of Hart Plain Avenue. The property comprises brickwork, green cladding and concrete roof tiles. Vehicular access is from Hart Plain Avenue with parking to the front and side.

The property is located within a residential area with surrounding properties of similar style and design.

2 Planning History

No relevant planning history.

3 Proposal

The proposed development would involve a single storey side extension to be used as a utility room. It would have a width of approximately 1.6 metres, a depth of approximately 3.3 metres with a pitched roof having a maximum height of approximately 4 metres. The proposal would also involve single storey and two storey rear extensions. They would be used for a kitchen and dining room on the ground floor and a bedroom on the first floor.

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)

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

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain

No Comment.

Councillor David Jenner

No Comment.

Councillor E Shimbart - Hart Plain

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: 16

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

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 would have buff coloured brickwork and concrete roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse and character of the area.

7.4 Part of the proposed works would be visible from the street scene in the form of the proposed side extension. As the extension would be set back from the street scene and be of modest size it is not considered to have an adverse impact on the character of the area. In terms of the proposed rear extensions they would be below the existing ridge thus appearing subservient to the main dwellinghouse. Therefore, the proposed works are considered to be acceptable within the context 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 front there would be a window within the proposed side extension facing out onto the front driveway. This is not considered to cause harm overlooking to any neighbouring property.
- 7.7 On the north side facing No.119 Hart Plain Avenue there would be a door into the proposed side extension. This would be screened by the existing neighbours garage thus not causing harmful overlooking. There would also be a ground floor window within the proposed rear extension serving the kitchen. This would be screened by the existing neighbouring garage at No.119 thus not considered to cause harmful overlooking. Furthermore, the proposed two storey rear extension would be partly screened by the existing neighbours garage thus not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.8 On the south side facing No.117 Hart Plain Avenue part of the proposed rear extension would be single storey closest to the neighbouring property, thus reducing its impact. It is worth noting the first floor window at No.117 closest to the application site serves a bathroom. Therefore, the proposed extensions are not considered to appear overbearing or result in the harmful loss of light to No.117.
- 7.9 To the rear there would be doors and windows within the proposed rear extensions on the ground floor. Due to the existing boundary treatment on all sides it is not considered to cause harmful overlooking to any of the surrounding properties. At first floor there would be window within the proposed rear extension serving a bedroom. It is considered to create views already established within the street scene and due to its separation distance of over 20 metres from the rear wall of No.20 Wheatsheaf Drive it is acceptable according to Havant Borough Design Guide.
- 7.10 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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00357 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:

Proposed Plans and Elevations - 1207/2

Proposed First Floor Plan and Roof Plan - 1207/3

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.