
Site Address:	62 Longwood Avenue, Waterloooville, PO8 8JA		
Proposal:	Proposed single storey rear extension and garage conversion.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00204	Expiry Date:	03/05/2023
Applicant:	Mr Bloor		
Agent:	Mr Flint	Case Officer:	Bethany Crowther
	CHRIS FLINT ASS LTD		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached bungalow situated along the north side of Longwood Avenue, Waterloooville. The property comprises brickwork to all elevations and a hipped, tiled roof with a projecting gable to the front elevation. The site has a large gravel driveway to the front of the property, providing on site parking and a detached garage located to the rear of the property. The area is predominantly residential in character.

2 Planning History

98/63752/000 - Single storey extension and conservatory to rear, REF,17/12/1998

3 Proposal

Proposed single storey rear extension and garage conversion.

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 D Keast - Cowplain
No comments received

Councillor Narinder Bains - Cowplain
No comments received

Councillor Neil Bowdell - Cowplain
No comments received

Developer Services, Southern Water

No objection subject to a condition (as below).

Prior to the commencement of development, details of the measures to be undertaken to protect the public sewer on the site during the course of the construction shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the approved measures and retained thereafter during the construction work for the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the public sewer having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

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
- (v) Drainage

(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 is for a single storey extension to the rear of the property, alongside the conversion of the garage, which is set back behind the main property. There are already existing extensions to the rear of the property, however the proposed extension would extend back further and into the converted garage. The proposed extension would be split into 4 rooms. Taken from the original rear elevation wall, the proposed garden room would extend by a depth of approximately 6 metres and would extend into the existing garage. The existing garage would be converted into a shower room and storage area. The garden room would have a width of

approximately 5.7 metres and retreat by approximately 2 metres to form a kitchen, which would be level with the side elevation wall. The kitchen would have a depth of 4 metres, approximately 1.3 metres additional to the existing, and a width of approximately 4.5 metres. The extension would have a height of approximately 2.9 metres.

- 7.4 Situated in the garden room, bi-fold doors along the rear elevation would give access to the rear garden. The garden room would be served by three windows and a door to the east elevation, and one window to the west elevation. The kitchen would have a window situated on the rear elevation looking into the rear garden. The shower room would have a front facing window. The extension would comprise brickwork to match the existing property and contain a flat roof with two lantern roof lights. These materials are considered in keeping with the context of the main dwelling.
- 7.5 The proposed extension would be visible from the street scene at certain points along Longwood Avenue, however with the proposed extension being located at the rear of the property, it is considered that the extension would not have a negative impact on the overall character of the area. The proposed extension would be large in scale, however it is considered that the plot is large enough to accommodate this with a large rear garden area retained. The extension to this dwelling is not considered to be overbearing to the property.
- 7.6 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

- 7.7 To the east of the application site is no. 60 Longwood Avenue. The rear garden of this property runs parallel to the rear garden of the application site. The proposal would see the infilling of the current space between the existing conservatory and garage, which would be visible from the neighbouring property. The proposed garden room extension would be set off the boundary by approximately 2.35 metres. A condition of a high-level boundary fence with a height of 1.8 metres has been agreed with the applicant's agent to be installed to prevent overlooking and loss of privacy at no. 60 due to the 3 proposed windows along this elevation. It is also noted that no concerns were raised by the neighbouring property regarding loss of privacy or light pollution prior to this condition. Due to the separation distance between the proposed extension and no. 60 and its habitable room windows, it is considered that the proposed extension would not result in an unacceptable adverse impact, in terms of loss of light and outlook.
- 7.8 To the west of the property is no. 64 Longwood Avenue. This property is set further back off Longwood Avenue than the application site. The boundary is screened by a high-level fence. There would be an approximate distance of 0.7 metres between the proposed extension and the boundary fence and approximately 3 metres between the proposed extension and the neighbouring dwelling. It is considered that the side window at no. 64 would not be negatively affected as the proposed extension would not reach level to this window. For these reasons, there would not be any adverse unacceptable impacts in terms of a loss of light, outlook and privacy.

- 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.

(iv) Parking

- 7.10 The proposed works involves converting the existing garage into a shower room and storage area, such that it can no longer be counted as a parking space. The dwelling is currently, and will remain, a 2 bedroom property, requiring 2 parking spaces. Due to the gravel driveway at the front of the property, the site already meets the required number of 2 parking spaces in accordance with the parking standards set out in the HBC Parking SPD.

(v) Drainage

- 7.11 Southern Water has commented on the application and have not raised any objections subject to a prior commencement condition. The applicant's agent has agreed to this and it has been recommended to be added to the decision. Furthermore an informative has been added.

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/23/00204 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 EXTENSIONS - 01

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.

- 4 No development hereby permitted shall commence until plans specifying the alignment, type, height and, where appropriate, construction materials and design of a fence at 1.8 metres along the eastern boundary have been submitted to and approved in writing by the Local Planning Authority and retained thereafter unless otherwise agreed by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property at number 60 Longwood Avenue and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Prior to the commencement of development, details of the measures to be undertaken to protect the public sewer on the site during the course of the construction shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the approved measures and retained thereafter during the construction work for the development, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the public sewer having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.