
Site Address: 19 Avondale Road, Waterloooville, PO7 7ST
Proposal: First floor side extension and addition of garage doors to front elevation.
Application Type: Full Planning Permission
Application No: APP/23/00236 Expiry Date: 11/05/2023
Applicant: Mr Doran
Urban Building Facilities
Agent: Mr Bone Case Officer: Joseph Toole
PWP Architects
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

19 Avondale Road, Waterloooville, is a two storey semi detached property located to the north side of Avondale Road. The property comprises brickwork and slate roof tiles. Vehicular access is from Avondale Road with parking to the front and on the street.

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

2 Planning History

APP/16/00597 - Removal of existing hedge and erection of fence (1.2 to 1.8m in height) to western boundary., PERM,22/07/2016

APP/18/00752 - Proposed demolition of existing single storey rear extension and erection of enlarged single storey rear extension., PERM,16/10/2018

3 Proposal

The proposal would involve a first floor side extension to be used as a en-suite and bedroom with the addition of garage doors to the front elevation on the ground 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)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No Comment.

Councillor Mike Seal

No Comment.

Councillor Peter Wade

No Comment.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

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: 11

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) Drainage implications
- (v) 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 first floor extension would have white render with slate roof tiles. This is considered to be of appropriate design within the context of the street scene.

7.4 The proposed first floor extension would be visible from the street scene. As the proposed extension would be set below the existing ridge line of the existing property it is considered to appear subservient and as a result be of appropriate design.

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 new garage doors on the ground floor and a window within the first floor of the proposed extension. These views would face out onto the public highway and front gardens of the properties opposite thus not considered to cause harmful overlooking to any neighbouring property.

7.7 On the west side there would be no side windows within the proposed first floor extension. As the proposed extension would extend out towards Brooklyn Drive it is not considered to appear overbearing or result in the harmful loss of light to any surrounding neighbouring property.

7.8 To the rear there would be a window within the proposed first floor extension serving the bedroom. Due to its position it is not considered to cause harmful overlooking to any neighbouring property.

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) Drainage implications

- 7.10 Southern Water commented on the application raising no objection. An informative has been added to the decision.

(v) Parking matters

- 7.11 The proposed works would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required on site according to the Havant Borough Parking Standards SPD. A car parking plan shows 3 car parking spaces can be provided on site thus complying with the SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

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/23/00236

- 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:

Location and Block Plans
Proposed Elevations - 1201 REV A
Proposed Floor Plans - 1000 REV A
Car Parking Plan - 1120 REV A

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms 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.