
Site Address:	51 Chaplains Avenue, Waterlooville, PO8 8QH		
Proposal:	Two storey side extension and ground floor rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00290	Expiry Date:	14/06/2023
Applicant:	Mr M Jerrett		
Agent:	Mr Malcolm Wilkes	Case Officer:	Tina Pickup
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached two storey dwelling constructed of pale buff brick beneath a brown concrete tiled pitched and hipped roof that has steep mansard style sides with dropped single storey eaves line. The property lies on the south side of Chaplains Avenue where all the properties in the immediate vicinity are similar styled, albeit some are semi-detached; and those on the north side of the road generally have the same profile but are red brick. Each property is set back from the highway and has a side drive, creating a sense of spaciousness to the locality.
- 1.2 The application site is located on a slight curve in the road such that it benefits from a tapering, wider plot. The application dwelling has an existing conservatory across its rear elevation.
- 1.3 The 3 properties to the west, numbers 53, 55 and 57 each have two storey side extensions of slightly differing designs - all include a hipped side roof, and numbers 53 & 55 retain the side mansard feature, but number 57 on the end has lost this in favour of a traditional two storey eaves line.

2 Planning History

96/61904/000 - Double garage to rear, PERM, 19/09/1996

3 Proposal

- 3.1 Two storey side extension and ground floor rear extension.
- 3.2 The proposed two storey side extension would be the depth of the main house but set back slightly from the front elevation. It would incorporate an open car port at ground level with additional bedroom above. The existing conservatory would be removed and a single storey rear extension 4.835m deep would span the majority of extended width of the property, including a wrap-a-round section under the car port to form a shower room. The rear extension would be off-set from the main elevations slightly, to avoid the existing manhole cover.
- 3.3 During the course of determining this application amended plans have been submitted changing the originally proposed side gable end, to a hipped end.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

plan provided of sewers which indicates line of foul sewer already under conservatory; exact position must be determined in consultation with SW before layout is finalised; appears intending to Build Over which is not normally permitted and an investigation into its size, depth, condition etc necessary before a decision can be made whether acceptable to build-over length of sewer to be built over dictates that matter must be determined by SW - condition required: *prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers*

the 300mm sewer requires an easement of 3m; no development or tree planting within 3m; no soakaways, swales, ponds, watercourses etc within 5m; all existing infrastructure to be protected during construction works

formal application required for any new connection to the public foul sewer; surface water discharge should follow part H3 of BRegs and encourage reuse.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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
- (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 mansard style side elevation of number 53 is set close to the shared boundary, and as originally proposed the gable ended two storey side extension could have resulted in a "terracing effect" undermining the gap between the properties and spacious character of the area. Accordingly amended plans have been submitted adding a hipped roof which allows for greater skyline about the profile of the dwelling, being more respectful of the character of the area.

7.4 The proposed side extension does not repeat the mansard style side extension and uses a traditional brick elevation with two storey eaves line. Given how steep the mansard side is, this would only make a marginal difference to the width of the roof and side profile of the dwelling. Since number 57 has already extended with a traditional hipped end, then it would be difficult to resist this subtle change of design and appearance of the dwelling.

7.5 Overall, with matching materials proposed, the design and appearance of the amended proposal is deemed appropriate in context to the main building and street scene, 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 Due to the slight tapering of the site and angled siting of number 51 relative to number 49, there would be a significant separation of the single storey rear extension from the eastern side boundary with number 49, minimising any impacts. To the west number 53 has a rear conservatory and the proposed two storey extension would only marginally extend beyond the two storey element of number 53, with proposed single storey extension being deeper. Given the single storey nature of the rear extension, and step off the shared boundary for drain purposes, then in fact the development would not appear overbearing or enclosing to number 53. There are no side windows proposed to protect privacy. The orientation would also minimise any afternoon or evening overshadowing.

7.7 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

- 7.8 The proposal results in a 4th bedroom, necessitating 3 on site parking spaces to meet the adopted Parking SPD. With the open car port the side drive would be long enough to park 2 vehicles in tandem, and there is space within the front curtilage to create a third parking space. Therefore it is considered that it would be possible to meet the on site parking requirements of the adopted Parking SPD in accordance with policy DM13.

(v) Drainage

- 7.9 A SW foul sewer crosses the site which is marked on the plans and the off-set siting enables the existing manhole cover to be retained. A Build-Over Agreement with SW will be necessary. SW have not objected per se, but do request a condition protecting the sewer. This can be attached to the decision.

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/23/00290 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:

Location and Site Plan - Drawing Number 2219 101 Rev A
Proposed Ground Floor - Drawing Number 2219 401 Rev D
Proposed First Floor - Drawing Number 2219 402 Rev D
Proposed Elevations - Drawing Number 2219 400 Rev E
Biodiversity Checklist

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 The development hereby permitted shall not commence until details of the Build-Over Agreement and/or measures which will be undertaken to protect the public sewer crossing the site have been submitted to and approved in writing by the Local Planning Authority (in consultation with Southern Water). The development shall thereafter be carried out in strictly accordance with the approved details.

Reason: To ensure the adequate protection of infrastructure having due regard to Havant Borough Local Plan (Core Strategy) policies CS19 and DM10 and the National Planning Policy Framework.