
Site Address:	32 Park Avenue, Waterloooville, PO7 5DW		
Proposal:	Single storey rear extension, new porch to front elevation and front and rear dormers.		
Application No:	APP/20/01070	Expiry Date:	09/02/2021
Applicant:	Mr Lloyd Atkins		
Agent:	Mr G Gregory	Case Officer:	Joseph Toole
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

32 Park Avenue, Waterloooville, is located to the south side of Park Avenue. The application site is a two storey semi detached property comprising a stone finish with concrete interlocking roof tiles. Vehicular access is from Park Avenue with parking to the front and side.

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

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/20/01196 - New annex with bedroom., UNK,

3 Proposal

Single storey rear extension, new porch to front elevation and front and rear dormers.

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

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

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: 6

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

(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 development would involve a single storey rear extension, new porch to front and loft conversion with front and rear dormers. The proposed ground floor rear extension would replace the existing rear extension and be used as a kitchen area. It would have a width of approximately 6 metres, a depth of approximately 3 metres with a flat roof with a rooflight having a maximum height of approximately 3.5 metres. There would be a front porch which would have a width of approximately 2.7 metres, a depth of approximately 2 metres with a pitched roof having a maximum height of approximately 3.9 metres. The loft conversion would have a front dormer serving a

bedroom. It would have a length of approximately 3.4 metres, a maximum depth of approximately 3 metres, and a flat roof with a maximum height of approximately 1.8 metres. The proposed rear dormer would serve a bathroom and bedroom having a length of approximately 5.6 metres, a maximum depth of approximately 3.6 metres with a flat roof with a maximum height of approximately 2.2 metres.

- 7.4 The proposed rear extension would have facing brick. The proposed front porch would have facing brick with concrete roof tiles to match the existing property. The proposed dormers would have hung tiles. Overall, these works are considered to be in keeping with the context of the main dwellinghouse.
- 7.5 The proposed development would be visible from the street scene with the porch and front dormer. Along the street there are flat roof dormers visible including No.s 27, 29, 33, 39 40 Park Avenue and more. Therefore, it is considered that the proposed development would on balance be in keeping with the character of the area.
- 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 front there would be a door in the proposed front porch and a window in the proposed front dormer. These views would look out onto the public highway and the front gardens of the properties opposite. As a result, this is not considered to cause any form of overlooking.
- 7.8 Along the east side there would be a window in the porch facing the property's driveway. There would be no side windows in the proposed rear extension therefore it is deemed not to cause any form of overlooking into No.34 Park Avenue's private amenity space. The proposed rear extension would go along the shared boundary with No.34 Park Avenue screened by the existing 1.8 metre high fencing. As the proposed development would have a fall back position of being carried out under prior approval and no objection have been raised with this application it is considered to be deemed acceptable.
- 7.9 Along the west side there would be a window in the porch facing the property's driveway. There would be no side windows in the proposed rear extension therefore it is deemed not to cause any form of overlooking into No.30 Park Avenue's private amenity space. The proposed rear extension would go along the shared boundary with No.30 Park Avenue screened by the existing 1.8 metre high fencing. As the proposed development would have a fall back position of being carried out under prior approval and no objection have been raised with this application it is considered to be deemed acceptable.
- 7.10 To the rear there would be bifolding doors in the proposed rear extension. This views would be screened by the existing boundary treatment and is not considered to cause any overlooking. Within the proposed rear dormer there would be two windows facing the rear garden. One window would be obscurely glazed. This would create similar views to those which are already established within the area and is not considered to be materially harmful to the residential amenity of the surrounding area. The property to the rear is approximately 37 metres therefore according to the Havant Borough Design Guide it is an appropriate design away to not cause an harmful impact on

residential amenity. Furthermore, due to the size of the proposed rear dormer it would be permitted development compliant having a fall back position of being carried out without planning control.

- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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

- 7.12 The proposed development would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate 2 car parking spaces as shown in the proposed block plan. Therefore, this is deemed acceptable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01070

- 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 Plan

Proposed Block Plan

Existing and Proposed Floor Plans and Elevations - PAR 01 REV A

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.

