
Site Address: 31 Durley Avenue, Waterlooville, PO8 8XA
Proposal: Alterations and extensions to bungalow to include formation of first floor level and single-storey rear extension.
Application No: APP/21/00023 Expiry Date: 18/03/2021
Applicant: Brightstone Homes Ltd
Agent: Mr Oliver Case Officer: Selina Donophy
 The Town Planning Experts
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a detached bungalow located on the south side of Durley Avenue, Waterlooville. This property has a tiled pitched roof, with projecting bay windows to the frontage and elevations formed from facing brickwork and detailed quoin finish. To the front boundary is a low brick wall with metal railings which steps down to the road and to the side of the property is an attached garage. To the rear is a conservatory and private garden.

The road forms a rise from the west to the east. The surrounding area is predominantly residential in character, with a mixture of bungalows and two-storey dwellings.

2 Planning History

None relevant

3 Proposal

Alterations and extensions to bungalow to include formation of first floor level and single-storey rear extension.

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
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No comment

Councillor D Keast - Cowplain

No comment

Councillor Narinder Bains - Cowplain

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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) CIL

- (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 This proposal comprises the addition of a second storey which would have a pitched roof with a ridge height of approximately 7 metres; resulting in a 2 metre height increase from the existing ridge height. Towards the principal elevation the first floor windows would be set at 1.5 storey height, partially set into the roof with pitched roofs above. To the rear the property would be set at a full two storeys . The first floor would allow for 3 bedrooms and a bathroom, the rear bedroom would be served by a rear elevation window and there would also be a window to the rear serving the stairwell /landing. The front two bedrooms would be served by the front elevation windows and the bathroom by a window on the east elevation. A monopitched roof would be sited above the ground floor front elevation bay windows.
- 7.4 A single storey rear extension is also proposed as part of this application. There is currently a projecting element forming a kitchen and bathroom to the rear which has a depth of approximately 2.3 metres as well as a conservatory which projects by 4.6 metres beyond the existing rear wall. These would be demolished to allow for a rear extension with dimensions of 5 metres depth, 2.5 metres height and a width matching the existing dwelling. This would form a kitchen and dining area to the rear, and would have a flat roof with two raised rooflights, windows to each side elevation (east and west) and bi-folding doors to the rear. Materials comprise brickwork to match existing and Marley Ludlow Old English Dark Red interlocking concrete tile. Brickwork and render are proposed to the rear extension.
- 7.5 The proposed alterations would evidently transform the appearance of this property, resulting in a two storey dwelling. Whilst this may be the case, the actual scale of the works is deemed to be relatively modest with the height increase of the ridge and retention of the pitched roof design retaining the aesthetic of the existing property . There is a mixture of building heights and styles in the immediate vicinity and no set pattern of development , with a bungalow to the east followed by a row of two storey terraces , two storey properties immediately to the west and bungalows on the opposite side of the road. Due to the changes in land levels, the additional storey as proposed would not appear out of keeping alongside the adjacent bungalow as this is sited at a higher level . Although no 31 is sited further forward than the two storey property to the west, the proposal is not deemed to be a prominent feature in the streetscene. The single storey extension to the rear would not be a visible feature of the streetscene and whilst this appears generous in scale, the extension would follow demolition works and therefore the resulting floorspace would only be slightly increased from existing, squaring off the corner and adding approximately 0.5 metres beyond the rear of the existing conservatory. In summary, these proposals are not considered to cause harm to 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 east of the application site is no 29 which is a hipped roof bungalow with a conservatory to the rear. The additional storey to the rear would not be set forward of the conservatory at no 29 and there is approximately 3.5 metres separation distance between the two properties. Whilst the building line would be built up in height from

between 2 and 2.5 metres on this side , the change in land levels means that no 31 is set lower than no 29 and therefore the impact on the side windows at no 29 is not deemed substantially harmful to warrant a refusal. The side elevation first floor window would be obscure glazed. The single storey extension would extend approximately 1 metre beyond the conservatory at no 29 and although it would include a side window. However, there are existing conservatory windows on this side which have the same outlook and therefore there would be no further overlooking. The single storey extension is not deemed to cause harm to the amenity of this property.

- 7.8 To the west of the application site is no 33 which is a two storey property with an extension to the rear. There is approximately 4.3 metres separation distance between these properties which includes the garage on the application site. The proposal would result in a build up of the building line in terms of height by between 2-2.5 metres, noting that the property is set slightly higher than no 33 . There are two ground floor dining room windows at no 33 facing back towards the application site and one first floor bathroom window. Whilst the increase in ridge height would have some impact on these ground floor windows, this proposal is not deemed to make the existing relationship significantly worse in terms of overshadowing or harmful outlook. Therefore this proposal would not justify refusal in terms of impact on neighbour amenity.
- 7.9 Towards the rear are nos 6 and 7 Linda Grove. The rear gardens of these properties back onto the application site. The separation distance from the proposed first floor elevation and the rear wall of these properties comes to approximately 28 metres which exceeds the minimum 24metre distance as specified in the Havant Borough Design Guide. Whilst the addition of a second storey would introduce some additional views from the site back towards the rear, one of the windows would serve a stairwell, so would not be used for prolonged views.
- 7.10 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 _

- 7.11 Bedroom number would be increasing from 2 to 3 bedrooms, the Havant Parking SPD stipulates that no further parking allocation is required on site .

(v) CIL

- 7.12 This proposal would not result in over 100 m2 additional floor space, therefore this is not CIL liable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character and appearance of the area 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/21/00023

(A) 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:

C3421-7 Proposed street scene
C3421-6 Proposed elevations
C3421-5 Proposed plans and section
C3421-2 Block plan
C3421-1 Location plan
Application form uploaded 20th Jan 2021
C3421-2A Parking plan

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the side elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.