
Site Address: 69 Park Avenue, Waterloo, PO7 5DN
Proposal: Alterations to existing conservatory to single storey rear extension with rear staircase. Resubmission of approved application APP/20/00764.
Application No: APP/20/01183 Expiry Date: 16/02/2021
Applicant: Mr and Mrs Kiany
Agent: Mrs Fox Case Officer: Selina Donophy
 Critchley Architecture and
 Design Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a detached bungalow located along Park Avenue. This property is constructed from tile and brickwork and has a hipped roof with projecting bay windows to the front and centrally sited chimney. The dwelling is set back from the highway, with a low boundary fence along the front curtilage and hardstanding leading to a detached garage set back towards the side behind the bulk of the property.

2 Planning History

APP/20/00764 - Loft conversion including hip to gable roof extension and front and rear dormers., PERM, 15/10/2020

3 Proposal

Alterations to existing conservatory to single storey rear extension with rear staircase. Resubmission of approved application APP/20/00764.

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)

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: 9

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 an alternative scheme to that granted permission under APP/20/00764 which included a loft conversion comprising a hip to gable roof extension, dormers and a rear extension. This current proposal is a resubmission, however comprises a single storey rear extension and raised platform also to the rear. The proposed extension would have a depth of approximately 3.3 metres, a width spanning half of the existing building and would have a ridge height of approximately 5.5 metres, with the roof forming two pitches. The extension would feature windows to both sides (east and west elevations), with windows and a door to the rear accessed via a raised platform located approximately 1 metre above the ground, with steps and a balustrade, coming to a depth of approximately 2.3 metres. The design and height would be different from that granted consent under APP/20/00764 which is the reasoning for this resubmission.
- 7.4 The proposed extension would be sited to the rear of the property and therefore out of public view. This proposal is not largely different in terms of impact on the character of the area from the extension previously granted permission at this property. The proposed materials include brick and tile both to match the existing building. Whilst there are some changes in land levels to the rear, resulting in a slight increase in height of the rear wall, this is not judged to be harmful to the host property nor the character of the area.
- 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 east of the application site is no 71, and there is a pedestrian highway separating these two properties. There is not judged to be any harmful impact as a result of this proposal in terms of overlooking or overshadowing. The platform proposed is not judged to offer direct or prolonged views into any private amenity spaces. To the west of the application site is no 67 Park Avenue which is a pitched roof bungalow and similarly, there is not deemed to be any harmful impact upon this property.
- 7.7 Towards the rear is a generous separation distance between the application property and the rear gardens of terrace properties along Valley Close. There is not considered to be any notable impact upon the amenity of these properties.
- 7.8 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

- 7.9 There would be an increase in bedrooms at the property, increasing from 3 bedrooms to a total of 4 bedrooms. This would require 4 parking spaces on site as stipulated in

the Havant Parking SPD. This could be comfortably accommodated on the hard standing towards the front of the property.

(v) CIL

- 7.10 This would not result in excess of 100m² additional floorspace and is therefore 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 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/20/01183

(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:

20051-111 Location and block plan
20051-411 Proposed floor plans
20051-511 Proposed elevations

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 Only one of the two planning permissions approved under planning approvals APP/20/01183 or APP/20/00764 shall be constructed and implemented.
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.

