
Site Address: 1 Elmwood Avenue, Waterlooville, PO7 7LG
Proposal: Retention of existing side/ rear extension for use as a garage and a garden store. Erection of a single storey rear extension and conservatory.
Application No: APP/20/01201 Expiry Date: 01/04/2021
Applicant: Mr & Mrs Meneely
Agent: Case Officer: Denise Sheath
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Elmwood Avenue, Waterlooville, is a single storey bungalow constructed with red/brown brick and a hung tiled roof, the front of the property has a blocked paved area for the parking of vehicles, the boundary treatment to the side and rear elevations consist of 1.8m close boarded fencing.

The property is within a residential area with a mix of properties which vary in size, scale, massing and design.

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

2 Planning History

50/00950 - for the erection of 24 dwellings, UNK, 27/02/1950

3 Proposal

Retention of existing side/ rear extension for use as a garage and a garden store.
Erection of a single storey rear extension and conservatory.

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

Not required.

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: 10

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

(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 proposal is for the retention of a single storey side/ rear flat roof extension to the south west elevation, it will be set back from the principle elevation by 6.25m, it has a width of 3m, depth of 11.2m (depth of 6m from the rear elevation) this single storey extension is to be used as a garage and a garden store with a garage door to the front elevation and a door to the rear elevation, there are no windows or doors inserted into the west side elevation.

7.4 The second element to this planning application is for the erection of a single storey flat roof rear extension to the south east elevation of the rear wall, this extension will have a depth of 2.4m a width of 3m and a maximum height of 3.6m the materials to be used in the construction of this development would match the materials on the existing property.

7.5 The final element to this planning application is for the erection of a single storey conservatory to the rear elevation infilling the section between the two single storey extensions, the conservatory will have a depth of 5.8m, a width of 4.5m and a maximum height of 3m.

- 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 The application sites east elevation adjoins the rear garden boundaries of the neighbouring properties to the east (No.76- No.86 (evens only) Stakes Hill Road), these neighbouring properties have a distance of at least 18m from the facing elevation of the proposal and would be mainly screened by the approximate 1.8m close boarded wooden fencing boundary treatment, therefore any impact upon these neighbouring properties would be considered minimal and acceptable.
- 7.8 The application sites rear boundary is partially adjoining No.88 Stakes Hill Road and No.2 Beechwood Avenue, the proposal is a significant distance from these boundaries and the facing elevations of the neighbouring properties that any impact would be considered minimal and acceptable.
- 7.9 The single storey garage /garden store is along the west elevation which shares a boundary with No.3 Elmwood Avenue, the proposal has a 1.5m distance from the side facing elevation of No.3 and has a 1m less depth than the neighbouring property's rear conservatory, there are no windows or doors inserted in to this facing elevation eliminating any over looking or loss of privacy concerns which could arise. It is therefore considered the proposal would have a limited and acceptable impact.
- 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.

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/20/01201 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:

Application Form - Received 14 December 2020

Location Plan - Received 14 December 2020

Site Layout Plan - Drawing No. 5356/500 Rev A - Received 04 February 2021

Existing Ground Floor Plan - Drawing No. 5356/1 Rev A - Received 04 February 2021

Proposed Ground Floor Plan - Drawing No. 5356/2 Rev D - Received 04 February 2021

Existing Elevations - Drawing No. 5356/3 Rev B - Received 04 February 2021

Proposed Elevations - Drawing No. 5356/4 - Received 04 February 2021

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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the west elevation of the garage/ garden store extension without the prior written approval of the Local Planning Authority.

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.