
Site Address:	26 Rowlands Avenue, Waterlooville, PO7 7RU		
Proposal:	Single storey flat roof rear extension with lantern roof light		
Application No:	APP/20/00386	Expiry Date:	10/07/2020
Applicant:	Mr and Mrs Cox		
Agent:	Mr W Matthews	Case Officer:	Joseph Toole
	HDA Projects Ltd		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

26 Rowlands Avenue, Waterlooville, is located to the North of Rowlands Avenue. The application site is a semi detached chalet bungalow comprising of cream render with brown pitched roof tiles. Vehicular access is from Rowlands Avenue with parking to the front and side with a garage.

The property is within a residential area with a mix of one and two storey properties which differ in size, style, 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

09/72379/000 - Single storey rear extension. Front and rear pitched roof dormers., PERM,24/11/2009

APP/15/00688 - First floor rear extension and new front dormer., PERM,19/08/2015

3 Proposal

Single storey flat roof rear extension with lantern roof light

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No Comment.

Councillor Mike Sceal

No Comment.

Councillor Peter Wade

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: 5

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 proposed development would involve a single storey flat roof rear extension with a roof lantern. It would be used as a garden room and have a width of approximately 8.8 metres, a depth of approximately 4 metres and a maximum height of approximately 4.1 metres with the roof lantern.

7.4 The proposed development would have colour wash render to match the existing property with a flat roof membrane. This would be considered to be inkeeping with the context of the main dwelling.

7.5 The proposal would be subservient to the host dwelling. It is considered that an extension of this scale would be appropriate in terms of the size of the plot and the retained amenity space. Furthermore, due to the proposed development being located to the rear it is considered to have a limited impact on the street scene. Therefore, it is deemed to be inkeeping 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 There would be no side windows on the proposed rear extension, therefore it would not overlook any private amenity space to the properties either side. No.28 Rowlands Avenue has a side window which would face the proposed rear extension. This would not cause an adverse impact as the window already faces the flank wall of the property and it would appear to be a dual aspect room.
- 7.8 The proposed rear extension would extend approximately 4 metres from the rear wall of No. 24 Rowlands Avenue going along the shared boundary. Although, the proposed development would be visible from No. 24 Rowlands Avenue's rear garden due to its orientation and size it is not considered to have an adverse impact on the neighbours in terms of overbearing or overshadowing. The 45 degree test from No.24 Rowlands Avenue closest ground floor window to No.26 Rowland Avenues proposed extension shows the proposed rear extension would project beyond the 45 degree angle by approximately 0.6m. Given the flat roof nature of the extension, the wall height of approximately 2.7m and the marginal projection beyond permitted development in terms of the depth of the extension, it is not considered that the proposal would result in an unacceptable loss of light or overbearing impact to No. 24.
- 7.9 To the rear of the property there would be two windows and a door which would be screened by the existing 1.8 metre high fencing to the sides and rear with mature trees to the back. Thus, the proposed rear extension would not have an adverse impact on the surrounding properties and would therefore be deemed acceptable.
- 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/20/00386

- 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 Block Plan - 2020 21 P 01
Existing Plans and Elevations - 2020 21 P 02
Proposed Plans and Elevations - 2020 21 P 03
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.