
Site Address:	44 Longwood Avenue, Waterloooville, PO8 8JA		
Proposal:	Single storey side/rear extension.		
Application No:	APP/20/00075	Expiry Date:	26/03/2020
Applicant:	Mr & Mrs S Knight		
Agent:		Case Officer:	Joseph Toole
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

44 Longwood Avenue, is on the north east side of Longwood Avenue. The application site is a two storey detached house comprising of cream painted bricks on the ground floor, red tile hanging on the first floor and brown roof tiles. Vehicular access is from Longwood Avenue with parking to the front.

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

2 Planning History

00/55798/005 - Relief of condition 3 of planning permission 94/55798/003 to allow for the division of existing site., PERM,13/03/2001

00/55798/004 - Relief of condition 3 of planning permission 94/55798/3 to allow for continued use of garage for storage on the first floor and car restoration on the ground floor by persons not resident at 44 Longwood Avenue., REF,28/09/2000

94/55798/003 - Retention of double garage with 1st floor storage over (revision to siting approved under Planning Permission 92/55798/1 to accommodate public sewer., PERM,31/03/1994

92/55798/001 - Detached double garage with storage space over, PERM,25/02/1993

APP/19/00812 - T1 (as shown on sketch plan) - Reduction of crown to previous growth points due to over shadowing and to maintain size in enclosed area. Crown Width 14 meters (even spread throughout) 20% reduction or 2.8 meters to reduce crown to width to 11.2 meters. Ideally would like to be able to prune to previous growth points. Crown Height 14 meters 10% reduction or 1.4 meters to reduce crown height to 12.6 meters. Ideally would like to be able to prune to previous growth points., UNK,

3 Proposal

Single storey side/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

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.

Developer Services, Southern Water

The exact position of the public foul sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- The 300mm Public foul sewer require a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link southernwater.co.uk/infrastructure-charges

The disposal of surface water from this development shall follow the hierarchy within part H3 of Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system
- b) A water course
- c) Where neither of the above is practicable: a sewer

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: 7

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) Drainage

(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 the removal of No.2 conservatories with the erection of a single storey side/rear extension. The side extension would be used as a utility room and W.C with a width of approximately 2.3 metres and a depth of 8 metres. The rear extension would be used as a kitchen/diner with a width of approximately 10 metres and a depth of 4.3 metres to align with the ground floor bedroom. It would have a mono pitched roof to the rear and a pitched roof to the side with a maximum height of approximately 3.6 metres.

7.4 The proposed development would match the existing property in terms of painted brickwork and plain roof tiles. This would be deemed acceptable to the context of the main dwellinghouse.

7.5 The proposed development would be visible from the public realm however due to the

nature of development it is considered to have a limited impact on the streetscene. Therefore, it is deemed to be inkeeping with the character of the area.

- 7.6 The proposed development would be subservient to the host dwelling. It is considered that an extension of this scale is appropriate in terms of size of the plot and the retained amenity space.
- 7.7 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

- 7.8 The proposed development would be visible from the public domain, offset from the front of the property by approximately 3.3 metres. There would be a door to the front screened by hedging. This would not overlook any private amenity space as it would face the public highway.
- 7.9 There would be a door and two windows on the south west side facing No. 46 Longwood Avenue which would be screened by 1.8 metre high fencing. Furthermore, the side wall would be offset approximately 1 metre from the boundary. Overall, it is not considered to be materially harmful to the loss of private amenity space to the occupiers of No. 46 Longwood Avenue.
- 7.10 The proposed development would involve the construction of 3 roof lights, bi-folding doors and two windows to the rear. This would be screened by hedging to the rear and fencing to the side. Therefore, it would not cause any significant issues with overlooking or loss of private amenity space to the neighbouring properties.
- 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) Drainage

- 7.12 Southern Water has been consulted on this application and raised no objection. The suggested informative would be included in the decision notice.

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/20/00075

- 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

Site Layout Plan - 5275/500

Proposed Ground Floor Plan - 5275/2 Rev F

Proposed Elevations - 5275/4 Rev C

Sections - 5275/5 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.