
Site Address: 3 Lily Avenue, Waterloooville, PO7 5BQ
Proposal: Single storey rear extension; canopy over front door; loft conversion with side pitch roof to gable; rear dormer and 2No. front roof lights.
Application No: APP/20/00039 Expiry Date: 11/03/2020
Applicant: Mr & Mrs Chen
Agent: Mr L Rosenthal Case Officer: Selina Donophy
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi- detached dwellinghouse located on the South side of Lily Avenue, Waterloooville. This property forms part of a pair and is constructed of brick to the ground floor elevations and white render to the first floor elevations. It has a driveway to the front and shared driveway with no 5 to the side.

2 Planning History

None relevant

3 Proposal

Single storey rear extension; canopy over front door; loft conversion with side pitch roof to gable; rear dormer and 2No. front roof lights.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None received

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

Comment	Officer Comment
None 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

(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 proposals include a hip to gable roof extension, rear extension, rear dormer and two roof lights to the front elevation roof slope, as well as one to the front. The dormer would have dimensions of approximately 4.9 metres in width 2.5 metres in height and 2.9 metres in depth and would have a flat roof with two rear facing windows. The ground level slopes down from East to West therefore the rear extension would have dimensions of between 4 and 4.3 metres in height , with 6 metres in width and 3 metres in depth and would have a monopitch roof with double doors leading out to the rear garden , two roof lights on the rear roof slope and one window on the side elevation facing West.

7.4 The hip to gable roof extension would be constructed of tiles to match those on the existing roof, as would the hanging tiles proposed to the rear dormer. The rear extension would be constructed of brickwork to match the existing property, with a tile roof and UPVC windows and doors.

7.5 The property and in particular the existing rear conservatory is in a state of disrepair

and therefore the proposed rear extension would be an improvement to the property. The extension, alongside the dormer would be located to the rear of the property and therefore would not have any impact on the character of the area. The hip to gable roof extension would unbalance this pair of currently hipped roof properties. Despite this, there are many examples of this in the immediate vicinity of the application site - this is exemplified in no 11, no 21 and nos 6 and 8 Lily Avenue and therefore the alteration is not deemed to have a significantly adverse impact on the streetscene.

- 7.6 The dormer is located centrally in the roof slope and retains a reasonable gap from the sides, ridge and eaves level of the roof slope. It is considered to be of an acceptable design within the context of the property and the surrounding area.
- 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 rear extension would bring the rear elevation of no 3 in line with the rear elevation wall of the monopitched roof rear extension of the paired property, no 1 Lily Avenue which is located to the East of the application site. As it would not be stepping out any further, there would not be any significant impact on no 1. The dormer would add extra windows at a higher level in the roof slope, however there are already windows at first floor level as well as a roof light in the existing roof slope. One of these windows would serve a bathroom and therefore would be obscure glazed. For this reason it is considered that the dormer proposed would not create any harmful additional overlooking into the rear gardens of the surrounding properties.
- 7.9 To the West of the application site is no 5 Lily Avenue. There is a gap retained between this property and there is already a structure in existence to the rear of the property. There is an additional window proposed to the side elevation, however this would overlook a blank wall of the side elevation at no 5. For the reasons stated above the dormer is not deemed to have any adverse impact on the amenity of this property.
- 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 The plans show two spaces proposed to the front of the property, as well as the potential to park one additional vehicle on the shared driveway between no 3 and no 5 Lily Avenue. This meets the criteria set out in the Havant Borough Parking SPD (2016).

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/20/00039

(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:

02 proposed ground floor
04 proposed first floor
06 proposed loft plan
08 proposed elevations
09 block and location plan

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.