

Recommendation: **GRANT PERMISSION**

25 Broadlands Avenue, Waterloooville Is a two storey dwelling constructed with brick with a hung tiled roof, the property already benefits from a conservatory and a small rear extension. The boundary treatment at the rear consists of 1.8m close boarded wooden fencing to the rear side elevations and an approximate 1.8m brick wall with wooden fencing within the centre in a pattern along this elevation. The property level slopes from north to south.

95/53706/010 - Chalet bungalow with integral garage; incorporating resiting, clear glazed windows at first floor to rear and 1.8m high front boundary wall with railings (revision to PP 94/53706/5), PERM,12/02/1996

95/53706/009 - Application for variation of condition 6 of planning permission 94/53706/5 to allow retention of two clear glazed windows in rear elevation, WD,21/02/1996

94/53706/005 - Detached chalet house with integral garage, PERM, 91/53706/002 - Outline Application for erection of bungalow with access from Maralyn Avenue., PERM, 91/53706/003 - Erection of chalet bungalow fronting Maralyn Avenue. (As amended by plans received 2.3.92 and letter received 18.3.92)., PERM, 09/53706/011 - Two storey side and single storey rear extensions incorporating partial conversion of integral garage to living accommodation., PERM,23/07/2009

APP/19/00809 - Prior notification for single storey development extending 4.3 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.85 metres and a maximum height of 3.23 metres. , WD,25/09/2019

Single storey rear extension with the introduction of pebble dash render to the rear first floor elevation.

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)

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: 6

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 at No 25 shall replace an existing conservatory and single storey rear extension to the rear of the dwellinghouse. The proposed extension will extend the

width of the property, the proposal is positioned to the rear of the dwellinghouse and would be completely screened from the public realm and Broadlands Avenue.

Development is

present along the rear elevations of the dwellings in Broadlands Avenue and therefore the works proposed at No 25 are considered to not look significantly out of place.

7.4 The proposal will include the introduction of white render to the first floor rear elevation, the properties within the vicinity are of different designs and colour pallets therefore, the introduction of the white render would not cause a harmful effect on the streetscene or look significantly out of place and would therefore be acceptable.

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 The proposal will have a distance of approximately 11m to the boundary of the neighbouring property to the rear (No.59c Maralyn Avenue) with a 20m distance to the facing elevation, the proposal will be partially screened by the existing boundary treatment, therefore the proposal would have an acceptable impact upon this neighbouring property.
- 7.7 The proposal will maintain the approximate 0.8m gap between the proposal and the shared boundary with No. 27, the proposal will protrude a further approximate 0.5m than that of the existing conservatory (which is to be demolished), the roof height would be approximately 0.15 lower than the roof maximum roof height of the existing conservatory. Therefore, the impact upon this neighbouring property would be minimal and acceptable.
- 7.8 The proposal will maintain the approximate 1.25m gap between the proposal and the shared boundary with No. 23, the proposal will protrude a further approximate 1.15m than that of the existing single storey rear extension (which is to be demolished), the roof height would be approximately 0.85 lower than the roof maximum roof height of the existing extension. Therefore, the impact upon this neighbouring property would be acceptable.
- 7.9 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/20/00028 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 10 January 2020
Location Plan - Received 10 January 2020
Block Plan - Received 10 January 2020
Existing and Proposed Floor Plans and Elevations - Drawing No.1 Rev C - Received 13 January 2020
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.