
Site Address:	13 Hillside Avenue, Waterloooville, PO7 5BB		
Proposal:	Single storey rear extension (replacing existing conservatory).		
Application No:	APP/20/00226	Expiry Date:	05/05/2020
Applicant:	Mrs E Calvert		
Agent:	Mr D P Manns	Case Officer:	Joseph Toole
	D M Designs		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

13 Hillside Avenue, Waterloooville, is on the south side of Hillside Avenue. The application site is a semi detached property comprising of off cream render and part red tile hanging with red roof tiles. Vehicular access is from Hillside Avenue with car parking to the front of the property.

The property is located within a residential area of similar style and design.

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

2 Planning History

No relevant planning history.

3 Proposal

Single storey rear extension (replacing existing 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

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

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes
No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

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 the construction of a single storey rear extension following the removal of the existing conservatory. Furthermore, a loft conversion with a rear dormer would be constructed under permitted development.

7.4 The proposed rear extension would line up with the neighbouring extension at No. 15 Hillside Avenue. It would have a width of approximately 5.9 metres, a depth of approximately 3.6 metres (the same as the existing conservatory) and a maximum height of approximately 3.1 metres.

7.5 The proposed development would have brick and render and tiles to match the existing property. As a result it would be inkeeping with the context of the main building.

7.6 The proposed development would appear subservient to the main dwelling. It is considered that an extension of this scale is 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 of the property 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.

- 7.7 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 have no side windows. There would be a roof lantern and bi-folding doors to the rear. This would be screened by 1.8 metre high fencing to the side and rear, thus it would not overlook any private amenity space of the surrounding properties. As the proposed extension would be single storey, it is considered not to appear or overbearing cause overshadow to the neighbouring properties.
- 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/20/00226

- 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

Block Plan

Proposed Floor Plans and Elevations - Calvert 01A Sheet 1 of 2 REV B

Proposed Details - Calvert 01A Sheet 2 of 2 REV B

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.