
Site Address:	52 Rowlands Avenue, Waterloooville, PO7 7RU		
Proposal:	Proposed two storey rear extension.		
Application No:	APP/20/00157	Expiry Date:	17/04/2020
Applicant:	Mr & Mrs Clarke		
Agent:	Mr Bessant	Case Officer:	Selina Donophy
	JB Architecture		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located along the North side of Rowlands Avenue, Waterloooville. This property has a hipped roof and is of brick construction at ground floor level and pebble dashing at first floor level, with a tiled roof . It is located adjacent to the car park serving Jubilee Park, where Rowlands Avenue meets the park. The rear garden of the property stretches alongside the car park , separated by a boundary fence.

2 Planning History

None relevant

3 Proposal

Proposed two storey 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
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

No comments 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
No comments 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 This proposal comprises a two storey rear extension which would extend the existing rear elevation wall by approximately 5 metres in depth and would match the existing property in width and height, continuing the existing hipped roof design of the property. The extension would have one additional first floor window facing west as well as two windows on the rear (north) elevation. One window is proposed at first floor level on the east elevation on the original house, however this would serve a bathroom and would be obscure glazed. Windows are also proposed at ground floor level including high level window on the western elevation, 2 windows and one door on the northern elevation and one on the eastern elevation. The existing window on the eastern elevation would be broken up into two smaller windows- one of these would be obscure glazed.

The proposed extension would be located to the rear and therefore would not be readily visible from Rowlands Avenue, although would be visible from Jubilee Park and the car park located to the west. The rear extension would match the existing property in materials comprising red brick and render as well as concrete roof tiles. In design terms, this proposal is not deemed to have an adverse impact on the character of the area, the scale of the addition is deemed to be relatively acceptable in comparison to

the existing property and plot size.

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

- 7.4 The only new window at first floor level facing East would be obscure glazed. The first floor window facing west would have outlook over the recreation ground.

To the East of the application site is no 50 Rowlands Avenue. This property is a bungalow with a hipped roof- it is set approximately 0.5 metres off the boundary shared with no 52, with a total gap between the two properties totalling approximately 2.5 metres. No 50 has two windows at single storey level at the rear elevation, with the rear elevation wall currently set forward (towards north east) of no 52. This proposal would result in the rear elevation wall of no 52 to be set forward from no 50 by approximately 1.5 metres which would not obstruct the 45 degree line taken from the centre of the nearest rear window at no 50. For this reason it is considered that the proposed rear extension would not have any adverse impact upon light received by the rear windows at no 50. The first floor windows at the rear would have views down the garden and are not judged to infringe upon the privacy of no 50.

To the north of the property is a small wooded area - there are no properties located immediately to the rear of no 52.

- 7.5 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

- 7.6 The proposal would result in an additional bedroom taking the dwelling from 3 to 4. This would require the provision of 3 parking spaces in accordance with the requirements of the Havant Borough Parking Standards SPD. In this case the original dwelling with three bedrooms provides 1 parking space. Given the existing shortfall it is only reasonable to require 1 extra space. There is room at the site to accommodate an extra space. A condition is recommended to ensure that parking for two cars is provided and maintained.

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

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(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:

01 location and block plan

03 proposed plans and elevations

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to the first occupation of the extension hereby permitted the window in the first floor east elevation serving the bathroom shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the first occupation of the extension hereby permitted parking for two cars shall be provided at the site and thereafter maintained and retained for that purpose.

Reason: To ensure that adequate on site parking is provided in the interests of the amenities of the area having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 Havant Borough Council Parking SPD 2016 as amended and the National Planning Policy Framework.