
Site Address:	122 Park Avenue, Waterlooville, PO7 5DP		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00034	Expiry Date:	10/03/2020
Applicant:	Mr Eyre		
Agent:	Mr Rossner	Case Officer:	Denise Sheath
	R and R Design Studio		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

122 Park Avenue, Waterlooville is a detached bungalow constructed with pebble dash render and a hung tiled roof, the property has an attached brick garage, dormers to the front and rear elevations. The boundary treatment to the rear of the property consist of 2m close boarded wooden fencing to the north, 1.8m hedging to the south and hedging over 2m in height to the rear.

2 Planning History

92/51770/005 - Single storey side and rear extensions., PERM,23/06/1992
APP/19/01241 - Application for Certificate of Lawfulness relating to single storey rear extension., WD,07/01/2020

3 Proposal

Single 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)

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 proposal would not be visible from the public realm, the proposed single storey flat roof rear extension is to be positioned to the rear north elevation of the property to match the existing extension at the rear south elevation, the proposed extension will protrude approximately 3.15m from the original rear wall and have a width of 5.6m and a height of 2.8m, the materials to be used will be in keeping with the pebble dash render on the existing property.

7.4 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

7.5 The neighbour to the rear of the property is a school playing field for Purbrook Park Secondary school, this will be screened by the high hedging along this boundary and would therefore the impact would be acceptable.

7.6 The neighbouring property to the south (No.120) would be screened from the development by the existing extension and the hedging along this boundary, therefore any impact would be minimal and acceptable.

7.7 The neighbouring property to the north will be partially screened by the 2m close boarded fencing there would be a gap of 2.6 from the neighbouring dwelling to the

proposed side wall of the extension, there are to be no windows or doors within this facing elevation, therefore any impact would be minimal and acceptable.

- 7.8 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/20/00034 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 14 January 2020
Existing Roof, Location Plans and Section - Drawing No. 1082 1201 - Received 14 January 2020
Existing Ground and First Floor Plan - Drawing No. 1082 1200 - Received 14 January 2020
Existing Elevations - Drawing No. 1082 1300 - Received 14 January 2020
Proposed Section and Block Plan - Drawing No. 1082 1211 Rev A - Received 14 January 2020
Proposed Floor Plans - Drawing No. 1082 1210 - Received 14 January 2020
Proposed Elevations - Drawing No. 1082 1310 - Received 14 January 2020

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.