
Site Address:	47 Park Avenue, Waterlooville, PO7 5DN		
Proposal:	Single storey rear extension and elevated deck.		
Application No:	APP/19/00789	Expiry Date:	01/10/2019
Applicant:	Mr Lyford		
Agent:	Mr A Brown	Case Officer:	Bee Crawford
	Dwell Design		
Ward:	Purbrook		
Site Visit Date:	30/08/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow with a front side and rear 'wrap around' tile hung dormer. It has a brown tiled hipped and pitched roof and elevations of cream painted render. The property sits at a lower level than the road and has open vehicular access to the front leading to a parking area of block paving and shingle with a 1 metre high fence to the eastern boundary and a dwarf wall to the front and western boundary. There is pedestrian access to the side leading to the rear garden which has a depth in excess of 20 metres and slopes away to the north. There is a patio area, lawn and a shed and is enclosed to all boundaries with fencing and hedging ranging in height from 1.6 to 2 metres.
- 1.2 The adjoining storey semi-detached property is to the east, a pair of semi-detached bungalows are to the west and opposite and the rear garden of a property in Valley Close is to the rear. The area is of medium density with a mixture of detached, semi-detached and terraced two storey and bungalows of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension and elevated deck.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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 proposal is for the construction of a single storey rear extension and elevated decking. The property is set back approximately 14 metres from the front boundary and the proposed rear extension is a continuation of the existing property, consequently it would not be visible from the public realm. It would extend across the rear of the property replacing the existing conservatory and rear addition to a depth of 6.8 metres, which is 0.8 metres over what could be built under the prior notification process. It would have a flat roof with roof lanterns, to a minimum height of 3.5 metres and a maximum height of 4 metres, due to the levels of the site. The proposed raised decking is 1 metre high with steps to the rear garden and extends 2.9 metres beyond the rear elevation of the extension. The development, would result in a generous increase to the original footprint of the property, although it is considered that this can be comfortably accommodated within the extent of the site. It is also noted that the adjacent properties and properties in the surrounding vicinity benefit from similar types of development.

- 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 Whilst the extension is to be built adjacent to the eastern boundary, it is of a reasonable height, extending approximately 2.6 metres beyond the rear elevation of the extension of this neighbouring property which is currently under construction. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD which verified the proposed extension falls outside the overshadowing zone of ground floor windows at 49 Park Avenue. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.6 The extension would be 1.2 metres from the western boundary, with the nearest eastern elevation of the neighbouring property a further 1 metre away. Although there is one high level window in the western elevation of the extension, It is judged this window would not have any adverse impact on the neighbouring property to the west. The extension would project approximately 2 metres beyond the rear elevation of number 45 Park Avenue and a 45 degree angle test established that the proposed extension would fall outside overshadowing zone of the nearest window of the property to the west.
- 7.7 There are bi-fold doors in the rear elevation of the proposal, however it is considered the property to the rear is a sufficient distance away for any impact to be negligible.
- 7.8 The proposed raised decking is 1 metre high with a depth of 2.9 metres and there could be a perception of increased overlooking of the rear gardens of the adjacent properties. However, the property to the west benefits from a sizeable area of raised decking beyond the rear elevation of its extension and development of a similar nature is being carried out to the property to the east. As the gardens of the properties in this part of Park Avenue slope away this type of development is not uncommon and it is judged the existing screening maintains an appropriate degree of privacy. It is therefore considered any resulting impact is not deemed so great as to constitute a defensible reason for refusal. It is noted no objections were received from the immediate neighbours.
- 7.9 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to additional 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/19/00789 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. (pl)01	Existing site and location plan
Drg no. (pl)02	Existing floor and elevations plan
Drg no. (pl)03	Proposed site and location plan
Drg no. (pl)04	Proposed floor plans
Drg no. (pl)05	Proposed elevation plans

Reason: - To ensure provision of a satisfactory development.