
Site Address:	17 St Johns Avenue, Waterloooville, PO7 5PJ		
Proposal:	Single storey side and rear extensions and part two storey rear extension.		
Application No:	APP/19/00616	Expiry Date:	15/08/2019
Applicant:	Mr & Mrs Davies		
Agent:	Mr Nick Meredith	Case Officer:	Ross Leal
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.17 is located on the east side of St Johns Avenue and is one of a pair of semi-detached two-storey dwellings. The dwelling is constructed of cream painted brick with a slate roof and has a side hipped roof and a limited two-storey front projection. To the front there is a paved area with vehicular access which is capable of accommodating at least 3 cars. To the side there is a lean to type single garage. Front boundaries are low side fencing and limited hedging to the frontage. To the rear, there is a conservatory on the joint boundary with no.19 in this pair of dwellings and beside that a single storey lean to brick extension across the remainder of the rear of the application dwelling. No.19 has a deep single storey rear extension with a flat roof which is set off the joint boundary and has no side windows facing the site. To the north is a similar pair of dwellings and no.15 adjoining has a rear extension and a garage on the joint boundary to the rear. The dwellings are separated by their driveway widths. No.15 has a modest first floor landing window facing the site and ground floor side windows which are secondary ones and apart from their upper parts are screened by the existing boundary fence. Rear boundaries are wooden panel fencing of a mix of height, although predominantly 1.8m. The character of the area is residential, with a mix of house types and materials.

2 Planning History

No planning history.

3 Proposal

It is proposed to erect single storey side and rear extensions and also a first floor rear extension above part of the ground floor rear extension. The side extension would be a continuation of the rear extension and would be 1.05m wide, extending forward along the side of the dwelling to a distance of 2.6m from the main front wall of the dwelling, the existing single garage would be removed. The distance from the joint boundary with no.15 would vary between 1.1m and 0.9m. The ground floor rear extension would be 5.7m deep and would be 7m in width. It would be 0.15m away from the joint boundary with no.19. At ground floor there would be a side door facing no.15 and no other side elevation openings. There would be a large door and double windows at the rear. Within the ground floor roof, there would be 3 rear facing roof lights and 2 side facing roof lights.

At first floor there would be 1.7m deep extension which would be the same width as the main existing dwelling at 6m. This would have a lower ridge line than the main dwelling and a hipped back roof. No side windows are proposed. A drawing indicating that the extension proposed does not encroach into a 45 degree outlook at first floor from no.19 has also been submitted.

New accommodation would be 2 enlarged bedrooms at first floor and a large combined kitchen/dining room with snug and other minor facilities at ground floor.

Matching materials are proposed.

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)

DM13 (Car and Cycle Parking on Residential Development)

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

Developer Services, Southern Water

Southern Water has been consulted as there appears to be a public sewer crossing the rear garden of the site, but has not commented on this application. An informative will be added to the decision notice to draw this matter to the attention of the applicant.

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

No representations have been received relating to this application

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 The proposal would result in a change to the appearance of the rear of the dwelling and would be visible from dwellings to the sides and rear. In addition, the side extension would be glimpsed from the street. The design would be subservient to the appearance of the existing dwelling and would also be sympathetically designed, including the use of matching materials. There would be little impact on the appearance of the dwelling in the street scene and therefore little impact on the character and appearance of the area. It is also considered that given the subservient appearance and sympathetic design there would be little impact on the visual amenity of adjoining occupiers.

The design and appearance of the proposals are therefore deemed appropriate in context to the existing dwelling, the site, the locality and not to be harmful to visual amenity. The proposals are therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(iii) Effect on neighbouring properties

7.4 The proposed first floor extension would be of relatively limited depth and would not result in encroachment into the 45 degree outlook from the adjoining first floor window of no.19. There would be no impact on outlook from the rear windows in the rear extension which exists at no.17. This first floor element of the proposal would also not be unduly dominant, given its limited depth and lower height and also the existing deep single storey rear extension at no.19. With regard to no.15, the first floor would enjoy approximately 6m separation from the side of that dwelling and would also therefore not result in a dominant overbearing impact. In terms of privacy, the first floor extension would not give rise to overlooking or privacy loss to the adjoining dwellings given its design.

The ground floor rear and side extensions are not considered to result in harm to amenity, given their height and their separation from no.15 and also the existing deep rear extension to no.19. They would not result in dominant overbearing impacts and the single side door would not be likely to result in any appreciable privacy loss. The proposed roof lights would also not result in overlooking or privacy loss given their high cill levels.

The articulated design and appearance of the extension would generally mitigate visual impact and avoid the introduction of significant expanses of walling with associated impact on adjoining dwellings.

(iv) Parking

- 7.5 Parking provision at the site as existing is in accord with Council Standards and the proposal does not result in an increased parking requirement. The proposal is therefore in accord with Core Strategy Policy DM13.
- 7.6 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 and DM13 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 proposals are not considered to be harmful to visual amenity or to the amenity of the adjoining occupiers and the proposal is not considered to give rise to harm due to privacy loss. The proposal would therefore have limited and acceptable impact on the neighbours and the locality 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/19/00616 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:

Drawing Number 19.286.03/Rev.A - Existing & Proposed Plans & Elevations - Dated May 2019

Drawing Number 19.286.04 - Proposed Elevations & Site Plans - Dated May 2019

Drawing Number 19.286.05 - First Floor Plan, 45 Degree Outlook - Dated July 2019

Location Plan - Scale 1:1250

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match as closely as possible, 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.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed at ground or first floor level other than those shown on the approved drawings in the north side elevations of the development hereby permitted without the prior written approval of the Local Planning Authority.

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 2018.