
Site Address:	24 Forest Avenue, Waterloo, PO8 8JD		
Proposal:	Single storey rear extension, two storey side extension, loft conversion with front and rear dormer, replace existing front bays, all existing render to be stripped and replaced with facing brickwork.		
Application No:	APP/19/00275	Expiry Date:	20/05/2019
Applicant:	Mr Meadows		
Agent:	Mr C Curnow	Case Officer:	John Shaw
	Thorns - Young Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is an older style semi-detached bungalow with a grey slate pitched and hipped roof and elevations of cream painted render. The site is level with open vehicular access to the front, leading to an area of gravel and hardstanding, enclosed by a 1.8 metre fence to the north and hedging to the front and south. The rear garden is mainly laid to lawn with shrubs, a shed and an aviary and is enclosed by fencing to all boundaries ranging in height from 1.6 metres to 1.8 metres. The dwelling benefits from a single storey rear extension which would be replaced as part of this proposal.

The adjoining semi-detached bungalow is to the north, a detached chalet style dwelling is to the south, a pair of two storey semi-detached houses are opposite. The area is of medium density with detached and semi-detached bungalows, 2 storey dwellings and chalet style dwellings. Overall, there is little consistency in the Forest Avenue streetscene in terms of size, design and use of materials.

An application similar in scale and which included a hip to gable extension, front and rear dormers and a single storey rear extension was permitted in 2017 and is regarded as a material consideration.

2 Planning History

APP/15/01254 - Single storey rear extension and timber deck patio.,
PERM, 18/12/2015

APP/17/00851 - Proposed new roof extension to create carport at ground floor level, to include dormers to front and rear elevations and single storey wrap around extension to rear/side elevation., PERM, 10/10/2017

3 Proposal

Single storey rear extension, two storey side extension, loft conversion with front and rear dormer, replace existing front bays, all existing render to be stripped and replaced with facing brickwork.

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)
DM11 (Planning for More Sustainable Travel)

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

Nonrelevant

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: 4

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
- (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 proposed roof extension and front dormers would be visible from the public realm, although the dwelling is set back approximately 5.5 metres from the highway and it is noted there are properties with similar types of development within the varied streetscene of Forest Avenue. The front dormers, following amendments received during the application would have the same depth as the attached dwelling, no. 22 Forest Avenue and the overall effect would be better balance the semi-detached properties when viewed from Forest Avenue. The front dormers would be set back from the eaves and just set down from the ridge ensuring visual subservience to the main bulk of the dwelling. This approach would be replicated to the rear where the proposed rear dormers though deeper would match the attached property and would appear subservient to the bulk of the dwelling.
- 7.4 The two storey side extension created via hip to gable enlargement to the south side of the dwelling and the rear extension would result in a generous increase in floor area of the original dwelling, although the existing rear extension is to be demolished and it is considered the proposal can be comfortably accommodated within the extent of the site without appearing contrived. The scheme would enlarge and upgrade the existing dwelling, however it is deemed it would not be an incongruous visually prominent feature in the streetscene or result in an adverse impact on the visual amenity of the locality, which is diverse in nature. The design and appearance of the extension 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).
- 7.5 The removal of the existing render which would be replaced by facing brickwork and the squaring off of the two ground floor bay windows are regarded to be minor alterations that would not unduly impact on the character of the dwelling or the wider area.
- 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 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iii) Effect on neighbouring properties

- 7.4 There would be no windows to the new gable to the south elevation of the dwelling and there would be no side windows to serve the proposed new dormers. Though the windows to the rear dormer would by virtue of being at first floor level allow a greater degree of overlooking of the rear garden of the attached neighbour than existing, there would be no overlooking of habitable room windows. Moreover, the rear amenity space of no. 22 would be over 10m from these windows which would offer only a limited oblique viewing angle. The limited overlooking which would occur would effectively be the same as that which occurs from the existing dormer windows of no. 22 toward the rear garden of the application dwelling.
- 7.5 The dormers would be set back from the eaves and set in from the edge of the roof of the application dwelling and therefore would not appear unduly overbearing when viewed from the rear of no. 22 or the north elevation of no. 26. The visual impact of the two storey side extension with the hip to gable alteration when viewed from no. 26 would be further softened by trees along the boundary which are within no. 26s curtilage. The two storey side extension would be approximately 7m from no. 26 and

set due north from the nearest elevation of no. 26 further ensuring there would be no undue overshadowing impact.

- 7.7 The proposed rear extension would not project past the bulky rear extension of no. 22 and would be no higher than it and therefore it is considered that it would cause no undue harm to the amenity of the attached property. The rear extension would come close to the shared boundary with no. 26 but with a separation distance from the north elevation of no. 26 of approximately 7m and at single storey with no windows to the extension's south elevation, it is deemed there would be no undue harm to the residential amenity of no. 26 due to this element of the overall proposal.
- 7.9 It is considered the properties opposite the site are judged to be a sufficient distance away and situated so that any impact would be minimal.
- 7.10 It is therefore considered that the development is unlikely to lead to overlooking or appear overbearing to the properties immediately adjacent to the application site, and would have a negligible impact, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iv) Parking

- 7.11 The number of bedrooms at the dwelling is currently 2 and the proposed floor plans indicate this would remain the same. It is acknowledged that three bedrooms could easily be accommodated as a result of the increase in floorspace but even this did occur, the hardstanding to the front is capable of providing two off-road parking spaces and this be sufficient to comply with DM13 of the Havant Core Strategy.

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/19/00275

(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:

Existing and Proposed Plans and Elevations, Drwg No. 3032:19:1 Rev C
Sections and Notes, Drwg No. 3032:19:2 Rev A
Proposed Block Plan (Scale: 1:500)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match those stated on the received application form.

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 2018.