
Site Address:	75 St Johns Avenue, Waterlooville, PO7 5QZ		
Proposal:	Single storey side and rear extension.		
Application No:	APP/19/00017	Expiry Date:	06/03/2019
Applicant:	Mr Fletcher		
Agent:	Mr C Mallen	Case Officer:	Bee Crawford
	Thorns - Young Ltd		
Ward:	Purbrook		
Site Visit Date:	04/02/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern semi-detached bungalow and detached garage. It has a grey tiled pitched roof and elevations of red multibrick and stone cladding. There is a north/south incline to the road and the property is at a lower level than the road. The site is open to the front and west with vehicular access leading to a tarmac drive and the front garden is laid to lawn, with a 1 metre high fence to the eastern boundary. The rear garden has a raised patio area, grass and shrubs and is enclosed to all boundaries with fencing ranging in height from 1.8 metres to 2 metres.
- 1.2 The adjoining bungalow is to the west, a detached bungalow is to the east, the side aspect of a two storey end of terraced property in the Boltons is opposite and the rear gardens of properties in Sovereign Lane are to the rear. The area is of medium density with modern detached and semi-detached bungalows, and two storey terraced properties of a similar age, different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey side and rear extension with render finish.

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

Havant Borough Local Plan (Allocations) July 2014

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 application is for a single storey side and rear extension and part of the proposal would be visible from the public realm, although the property is situated 9.5 metres from the highway with the front elevation of the side extension a further 5 metres away. It is therefore considered there would be minimal impact on the existing street scene.

7.4 The extension would be adjacent to both the eastern and western boundaries of the property. The side element of the scheme which is on the eastern flank has a pitched roof to a ridge height of 3.8 metres, and the rear addition which extends across the width of the site, has a flat roof with a lantern to a maximum height of 2.8 metres. The extension has a depth of 4.9 metres to the west and a total of 9.6 metres to the east.

7.5 The development would result in a reasonable increase to the original footprint of the property which is modest in size, although it can be comfortably accommodated within the extent of the site and sufficient amenity space would be retained. 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

7.6 The proposal could be perceived to lead to a loss of light to the property to the east which is set forward of number 75. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD. This verified the extension falls within the overshadowing zone of ground floor windows at 77 St Johns Avenue. However, this would still apply if in isolation, a side extension were to be built under permitted development. Furthermore, the existing garage which the

extension will replace also currently falls within the 45 degree overshadowing zone of this property. It is also noted the height of the rear extension is no higher than the garage, albeit the lantern has a projection of 0.3 metres although this is located some 7 metres from the eastern boundary of the site. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property and the resulting degree of impact would not be so great as to constitute a defensible reason for refusal. No letter of objection was received from the occupiers of this property.

- 7.7 The new rear extension will be built close to the western boundary and projects 4.9 metres beyond the rear elevation of the property. It is of a moderate height and falls outside the 45 degree overshadowing zone of the windows at 73 St Johns Avenue. Whilst the scheme extends across the whole of the site, there are no windows in either side elevations. There are bi-fold doors and a window in the northern elevation of the rear extension, although it is considered the properties to the rear are a sufficient distance away for any impact to be negligible.
- 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/19/00017 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, email dated 12 February 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:
Location plan
Proposed block plan
Drg no. 2228:18 Rev A Existing and proposed floor and elevations plan
Email from agent dated 12 January confirming cladding colour
Reason: - To ensure provision of a satisfactory development.