
Site Address:	23 Spruce Avenue, Waterloooville, PO7 8HA		
Proposal:	Two storey side extension and internal alterations.		
Application No:	APP/18/01175	Expiry Date:	07/01/2019
Applicant:	Mr Wenman		
Agent:		Case Officer:	Rachel Ballam
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a two-storey semi-detached house situated to the west of Spruce Avenue in Waterloooville. The property is constructed from facing brick with profiled concrete roof tiles and white uPVC fenestration. The property is separated from the fronting road by a small front garden area, laid to lawn, and a single width driveway which continues along the southern side of the property. The rear garden is bordered by a closeboard timber fence and contains a single storey timber-clad outbuilding.
- 1.2 Development within the locality is characterised by residential development of similar style and materials, though a range of forms are visible with detached, semi-detached and terraced properties all represented within the street scene.

2 Planning History

None

3 Proposal

- 3.1 The application proposes a two-storey side extension to be constructed from materials to match those of the existing property. The extension contain a rear-facing first floor window and a front-facing ground floor window and first floor window.
- 3.2 The extension would project 1.8m from the southern elevation of the existing house, leaving a separation of 0.7m between the extension and the southern property boundary. The extension would be stepped back from the principle elevation of the existing house by 1.9m whilst the rear elevation would provide a continuation of that of the existing dwelling. The eaves of the proposed extension would achieve a maximum height of 5.5m, level with those of the existing property, whilst the ridge would measure 7.3m above ground level, set down by approximately 0.5m relative to that of the existing property.

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 extension would be in-keeping in appearance and character with the main property and surrounding development owing to its congruous form and style and matching materials. As advised within the Havant Borough Design SPD the extension would appear subservient to the existing house by way of being stepped in from the principle elevation and set down in respect of ridge height.
- 7.4 The proposed extension would result in a reduction of open space between the application property and the neighbouring property to the south. However, a separation distance of 0.7m would be maintained at ground floor level with greater spacing remaining at first floor level owing to the single storey attached garage to the north of the neighbouring house. It is further noted that the spacing between properties is widely varied within the area, with terraced properties represented among the street scene.
- 7.5 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and is 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 proposed extension would not project beyond the line of the front or rear elevations of the neighbouring properties on either side of the application site and would face a blank elevation. No windows are proposed to the southern side elevation of the extension whilst the modestly scaled front and rear first floor windows would remain widely separated from development to the front and rear of the site.
- 7.7 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.

(iv) Parking

- 7.8 The proposed extension would result in a reduction of available off-street parking spaces serving the application property from 2 to 1. Whilst the extension would not result in an increase of bedrooms, facilitating the addition of a study and WC only, the proposal would be contrary to the guidance of the Havant Borough Parking SPD which requires 2 bedroom properties to be served by a minimum of 2 car parking spaces. However, it has been observed during a site visit by the Case Officer on 13/12/2019, as well as on areal mapping software, that ample unallocated on-street parking is available within the immediate locality of the application site. No objections have been received in respect of parking or traffic issues within the street.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01175 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:

Location Plan

Block Plan

Parking Plan

Proposed Ground Floor Plan received 3 Jan 2019

Proposed First Floor Plan received 3 Jan 2019

Existing and Proposed Elevations received 3 Jan 2019

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.