
Site Address: 19 Avondale Road, Waterlooville, PO7 7ST
Proposal: Proposed demolition of existing single storey rear extension and erection of enlarged single storey rear extension.
Application No: APP/18/00752 Expiry Date: 16/10/2018
Applicant: Mr Doran
Agent: Mr Doran Case Officer: Karen Wooden
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached house located on the corner of Avondale Road and Brooklyn Drive in Waterlooville. The property has a hung tiled roof and the elevations are a mix of multi brick and render. To the rear of the house is a good size garden which is mainly laid to lawn.
- 1.2 Avondale Road is characterised by one and two storey detached and semi detached properties, many of which have been altered and extended.

2 Planning History

APP/16/00597 - Removal of existing hedge and erection of fence (1.2 to 1.8m in height) to western boundary., PERM,22/07/2016

3 Proposal

Proposed demolition of existing single storey rear extension and erection of enlarged single storey rear extension.

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

5.1 No consultees were required for this application.

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: 8

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 Due to the location of the property, part of the western elevation of the extension will be visible from Brooklyn Drive, and part of the northern elevation will be visible from Avondale Road. It is proposed that the extension will be constructed using a slate roof and brickwork to match the materials used on the host dwelling.

7.4 From Avondale Road, a small section of brickwork will be visible to the rear of the existing side elevation. This part of the extension will be set approximately 13m back from the highway of Avondale Road.

7.4 The western boundary treatment of the application site is 2m high close board fencing. The plans show the addition of two windows to the western elevation of the extension, and four rooflights to the roof slope. It is noted that the proposed eaves height will sit approximately 2.1m from ground level. The roof is to be constructed using slate to match the materials of the host dwelling which will reduce the visual impact on the character of the area.

7.5 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 Due to the proposed location of the extension it is not considered that there will be any adverse impact on the occupiers of the properties to the north or south. Furthermore, the highway of Brooklyn Drive separates the application site from the property to the west (17 Avondale Road).
- 7.7 The property to the east (21 Avondale Road) is a similar style property attached to the application site. This neighbouring property has a pitched roof extension to the rear which is set approximately 1m back from the shared boundary line. This extension has windows and doors to the northern elevation and a window to the east which looks towards the application site. It is accepted that the proposal could result in a reduction to the light and outlook to this eastern window, however it is important to acknowledge that the applicant could construct an extension utilising Permitted Development rights that would equally impact this window. Furthermore the window is a secondary window, and no objections have been received by the occupiers of this neighbouring property. Therefore it is not considered that the refusal of this application on grounds of the impact on the occupiers of No. 21 Avondale Road could be justified.
- 7.5 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/18/00752 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:

Site location and block plan - PA-1010
Existing plans and elevations - PA-1011
Proposed plans and elevations - PA-1012

Reason: - To ensure provision of a satisfactory development.

- 3 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.