
Site Address:	19 Park Avenue, Waterlooville, PO7 5DN		
Proposal:	Single storey side and rear extension including tiled pitched roof to existing glazed extension; with decking and steps		
Application No:	APP/18/00503	Expiry Date:	19/07/2018
Applicant:	Mr & Mrs Bell		
Agent:	Mr A Dunks	Case Officer:	Tina Pickup
	Andrew R Dunks Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi detached two storey dwelling located on the north side of Park Avenue. The dwelling has a bay frontage and is cream painted render beneath a red concrete tile roof. There is a gravelled frontage and side drive that currently provides parking for vehicles. To the rear is an existing shallow pitched single storey extension across the rear with a decked area. The land slopes such that the decking is raised with steps down to the rear garden.

To the east is a bungalow that is sited with just a pedestrian path as separation to the shared boundary. This bungalow is also slightly lower than the application site. Number 17 to the west is the other half of the semi and this property has a single storey rear extension and a detached garage set back to the rear that has recently been permitted to be used as a hair salon - APP/17/00964 refers.

The wider area is characterised by mixed residential development, with the cul-de-sac of Applewood Grove to the rear such that the back to back separation distances are minimal.

2 Planning History

None relevant

3 Proposal

Single storey side and rear extension including tiled pitched roof to existing glazed extension; with decking and steps.

The plans also show a rear dormer but this has been confirmed as being permitted development and is not part of this application.

Amended plans have been submitted clarifying the extent of the existing decking and omitting any extension to the decking.

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)
DM13 (Car and Cycle Parking on Residential Development)

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

Southern Water

Development is close to public foul sewer which crosses site; building within stand off distance is not normally permitted but under certain circumstances may be allowed. Request applicant produces a suitable layout that respects : 1. No construction works parallel to sewer within 500mm (in plan); and 2. where within 3m, foundations to be taken down 150mm below the invert level

Should any sewer be found then investigation necessary; formal application required for any new connection to public foul and surface water sewer - request Informative added.

Developers responsibility to make provision for disposal of surface water in accordance with part H3 of Building Regs.

Officer Comment

Agent has checked the sewer position on site and notes that the manholes are further east into next door's garden than shown on SW plan and acknowledges need for deeper foundations if necessary. This is a Building Control matter.

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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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) Other matters

(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 As a single storey extension the space about the property is respected and the infilling of the ground floor side area would not be harmful to the visual appearance of this mixed street scene. The side extension is set back approximately 1.5m from the front facade and would appear as a suitably subservient addition with shallow pitched roof. 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

7.4 The proposed side extension would extend up to the shared boundary with the bungalow adjacent which is at a lower level and is stepped back in siting. The outlook from the front windows of the bungalow would not be unduly harmed by virtue of the oblique angled outlook and single storey proposal. However to the rear, the original plans showed the decking being extended across the full width of the extension ie plot. This would have resulted in the decking being very close to a window in the side elevation of the bungalow that is the only window serving the main living room. Due to the level difference the decking would also have sat at an elevated height relative to this primary window and the resultant overlooking would have been direct and intrusive.

7.5 To overcome this issue revised plans have been submitted retaining the decking at its existing size, (which is set off the shared boundary by some 2.5m) with steps to the proposed new utility door. This satisfactorily removes any additional overlooking potential to this window and is considered adequate to protect the amenity of the neighbouring resident.

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.

(iv) Other matters

- 7.7 The proposed single storey extension that requires planning permission does not increase the number of bedrooms within the property and therefore there would be no requirement under the current Parking SPD for additional on site parking to serve the development. However it is noted that in fact the proposed dormer does increase the bedrooms from 3 to 4 but because this is associated with permitted development then additional parking cannot be requested.
- 7.8 The drainage issue and proximity in parallel to the identified sewer and resultant need for deeper foundations is a matter for Building Regulations but an Informative can be added to further alert the applicant to this issue.

8 Conclusion

- 8.1 The scale, siting and design of the amended 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/18/00503

(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:

1:1250 Site location plan
1:500 Site Layout Plan Drawing No. 4841/500
Existing Ground Floor Plan Drawing No. 4841/1 Rev B
Existing Elevations Drawing No. 4841/3
Proposed Ground Floor Plan Drawing No. 4841/2 Rev D
Proposed First and Second Floor Plan Drawing No. 4841/4 Rev A
Proposed Elevations Drawing No. 4841/5 Rev B
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.

