
Site Address:	11A Willow Tree Avenue, Waterloooville, PO8 8AL		
Proposal:	Single storey side extension.		
Application No:	APP/18/00479	Expiry Date:	03/07/2018
Applicant:	Mrs Farrow and Mrs Hastie		
Agent:	Mr Bessant	Case Officer:	Emma Chisnall
	Jimmy Bessant Architecture		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 11A Willow Tree Avenue is a semi-detached bungalow situated on an incline of land from east to west in Waterloooville. The dwellinghouse is constructed of facing brickwork and concrete tiles and is hard surfaced along the front and west side elevation to accommodate three cars. A garage is positioned along the west side elevation to the rear providing an additional provision and storage. To the front No 11A has a small area of lawn and is open from the streetscene and surrounded by a low curtilage boundary of brick wall.
- 1.2 The amenity space to the rear is modest in size, laid as lawn and patio and is surrounded with a curtilage boundary constructed of 1.8m timber fencing. A mature tree is present to the rear.

2 Planning History

None

3 Proposal

Single storey side extension.

4 Policy Considerations

National Planning Policy Framework 2012

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

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: 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 No 11A has an existing flat roof garage positioned to the rear west side of the dwellinghouse which is proposed to be demolished as part of the proposal. The proposed extension shall be modestly set off the shared boundary with No 11 to the west and shall have a reduced depth compared to the existing garage but shall extend further forward. The proposed works shall have a pitched roof which is hipped to the side and front and shall be set away from the highway by approximately 17.5m which shall ensure that although the works are viewable from the public realm, that the visual impact caused is not severe. The design of the proposed extension is considered to be of good quality with the development having a subservient appearance and matching materials to No 11A which accords with the Boroughs Design Guide. Development is also present within the streetscene of Willow Tree Avenue and therefore, on balance, the works are considered to not look significantly out of place nor detract significant character from the area.

7.4 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

- 7.5 The works have the potential to impact the adjacent neighbours No 11 and No 15 Willow Tree Avenue however it is noted that no letters of objection were received with respect to the scheme.
- 7.6 The proposed development shall replace an existing garage in the rear amenity space of No 11A with a reduced depth to the rear and modest projection to the front. Although the works shall be greater in width they shall have a reduced depth than the existing garage and shall be partly screened by the existing dwellinghouse and boundary fence between the neighbours. The works shall be set away from the shared boundary with No 15 by approximately 5.5m which is considered to be a sufficient distance in order to reduce the visual dominance of the development and ensure no loss of light or shadowing is caused as a result. Although new doors are proposed in the east side elevation of the development they shall be at ground floor only and are considered to be screened sufficiently by the boundary fence and set away from No 15 by an acceptable distance to not create an un-neighbourly impact. The development is therefore considered to be acceptable.
- 7.7 The neighbouring dwelling to the west No 11 Willow Tree Avenue has the potential to be impacted as the works shall be set forward on No 11A along the west side where the main access to the neighbouring dwelling is. Although the development shall be in close proximity to No 11 a 2m gap shall be retained between the works and the neighbouring dwellinghouse. Following a site visit it was noted that No 11 has extended to the east side up to the shared boundary line towards the rear of the dwellinghouse and although the works proposed on No 11A shall extend forward, the projection would be approximately 1.5m past the existing extension on No 11. Due to this and the 2m gap between the neighbours, the hipped roof design and that the highest point of the ridge shall be 5m away from No 11 the works, on balance, are considered to not create an oppressive outlook from the east side elevation of No 11 nor cause a significant loss of light reaching the dwellinghouse. No new windows are proposed in the west side elevation of the proposed extension at No 11A (with the exception of high level rooflights) maintaining privacy levels between the neighbours. The development is therefore considered to result in a limited and acceptable impact.
- 7.8 Consequently, it is considered that the proposal is unlikely to 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).

(iv) Parking

- 7.9 The dwellinghouse shall be increasing the amount of bedrooms by 1 to a total of 3. In order to comply with the Borough's Parking SPD two parking spaces are required to be accommodated onsite which can be achieved along the west side elevation of the dwellinghouse. The works are therefore considered to accord with the SPD.

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/18/00479 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:

Proposed Site and Ground Floor Plan: Drawing No -03 Revision A
Proposed Elevation Plan: Drawing No -04

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.