
Site Address: 36 Cotwell Avenue, Waterlooville, PO8 9AW
Proposal: Rear extension and loft conversion to form chalet bungalow, Juliet balcony to the rear and velux roof windows.
Application No: APP/18/00714 Expiry Date: 14/09/2018
Applicant: Mr Jones
Agent: Mr Bramble Case Officer: Bee Crawford
 Both Creative
Ward: Cowplain
Site Visit Date: 22/08/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a link detached bungalow and garage, with a brown tiled pitched and hipped roof and elevations of red and yellow multi-brick.. The site is level with open vehicular access leading to an area of paving and grass, which is enclosed to the south and part of the front boundary by hedging and a dwarf wall and open to the north. The rear garden has a depth in excess of 30 metres with a patio area, grass, shrubs and an uncultivated area enclose to all boundaries by 1.5 metre high fencing.
- 1.2 Link detached bungalows are to the north and south, a detached bungalow is opposite and the rear gardens of properties in Verbena Crescent are to the rear. The area is of medium density with detached and link detached 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 rear extension and loft conversion incorporating a hip to gable extension to form chalet bungalow with a 0.6 metre increase in the ridge height, Juliet balcony to the rear, velux roof windows and cladding.

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**

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: 7

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
- (v) Developer contributions

- (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 hip to gable and roof extension would be visible from the public realm, and whilst the area predominantly consists of bungalows, it is noted a number of properties benefit from similar types of development within the surrounding area. The scheme is to provide accommodation within the roofspace and additional accommodation at ground floor with a 6 metre deep rear extension.

- 7.4 The development would result in a generous increase to both the volume and footprint of the original property which is fairly modest. However, the extension does not extend beyond the side elevations of the property and the plot is of a good depth. It is therefore considered the proposal can be comfortably accommodated within the extent of the site and will upgrade and enhance the appearance of the property. The increase in the ridge height would result in the property being slightly higher than the neighbouring properties, although the development will preserve visible skyline between these properties.

- 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 The proposal will be visible from the neighbouring properties, extending the roof and raising the ridge height by 0.6 metres with a 6 metre deep rear extension and Juliet balcony on the rear gable end. The proposed works do not extend beyond the existing side elevations of the property, maintaining the existing distances between numbers 34 and 38 Cotwell Avenue. Furthermore, the roof of the rear extension pitches away from the property boundaries which would reduce any perception of the roof being overbearing.
- 7.7 There is one small window in the northern roof slope to serve the stairwell and two small windows in the southern roof slope to serve the en-suite. The windows are high level and it is considered there would be no loss of privacy and any impact on the neighbouring properties would be negligible.
- 7.8 The Juliet balcony in the gable end of the new rear extension could be perceived to increase the level of overlooking to the neighbouring properties, although a sizeable dormer with a Juliet balcony could be constructed without planning permission. Furthermore, the balcony is of a modest width and set in approximately 3.8 metres from the sides of the property. The rear elevations of the properties to the south are in excess of 60 metres away, and it is deemed they would not be adversely affected by the proposal.
- 7.9 Whilst the rear extension is of a generous depth at 6 metres, it does not exceed the depth which would be allowed under the prior notification process. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls comfortably outside the overshadowing zone of ground floor windows at 34 and 38 Cotwell Avenue. Furthermore, it is noted planning permission has recently been granted for an extension of a similar depth to number 34 Cotwell Avenue. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at these properties.
- 7.10 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

- 7.11 There is an increase in the number of bedrooms from two to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and a condition is recommended to retain the spaces for parking at all times.

(v) Developer contributions

- 7.12 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the Council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the

borough. The levy is charged at £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Havant.

- 7.13 The proposal would result in new residential development which is Community Infrastructure Levy (CIL) liable and the appropriate forms have been submitted. The gross new internal floor space for the dwelling has been calculated by the applicant as 122 sqm which generates a total CIL liability of £6,579.29. However, it is noted that self build exemption has been claimed in relation to the development.

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/18/00714 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 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Proposed block and parking plan
Drg no. 060718PL1 Existing and proposed floor, elevations, roof and section plan
Reason: - To ensure provision of a satisfactory development.