
Site Address:	95 Park Avenue, Waterlooville, PO7 5DR		
Proposal:	Single storey rear extension with basement store and raised decking.		
Application No:	APP/18/00801	Expiry Date:	08/10/2018
Applicant:	Mr & Mrs Dobson		
Agent:	Mr Ralph	Case Officer:	Tina Pickup
	Martin Ralph Chartered		
	Surveyors		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi detached two storey dwelling located on the west side of Park Avenue. It is a traditional Victorian bay fronted dwelling constructed of red brick with render first floor beneath a concrete tiled roof. The frontage has been leveled and hardsurfaced to create parking for at least 2 vehicles. To the rear the site has an existing lean-to style conservatory that has a depth of some 2.6m. The land and site slopes down steeply to the west such that the existing conservatory is raised significantly above natural ground level and there are steps down to the garden. The boundary fence between the attached semi is a close boarded fence of standard height, but erected at ground level such that where adjacent the steps down is comparatively low.

The attached semi, No 97, also has a lean to style rear conservatory of identical depth. To the south, No 93, is separated by single storey garages which are set at natural ground level, so lower than the ground floor level of the dwelling.

The site has a very long rear garden, some 45m in length, and at the rear there are a group of TPO'd trees.

2 Planning History

06/71275/000 - Crown raise to a maximum of 4 m a Common Oak part of Area A1 subject to TPO 110., PERM,30/05/2006

APP/17/00787 - Extend an existing rear extension to increase living area and creation of a store below. along with minor internal works., UNK,17/08/2018

Also, current application on the same site; as yet undetermined:
APP/18/00809 - Construction of detached outbuilding in rear garden.

3 Proposal

Single storey rear extension with basement store and raised decking.

It is proposed to replace the exiting lean-to style conservatory with a 4.5m deep single storey rear extension having flat roof with a large lantern light. During the course of determining this application amended plans have been received adding a chamfer to

the north-west corner where it abuts the boundary with No 97. As a result of the levels the works would result in the formation of a basement store beneath the living room. This flank south elevation would have a height of 5m when measured from natural ground level to top of the flat roof - plus another 1m for the glazed lantern light. The rear elevation would have patio doors and to access the garden it is proposed to construct a 1m deep decked area with steps down to a curved decked area that would project a further 3.5m into the garden. Due to the slope of the land this would be at nominal natural ground level, but the undulations would mean that in parts it would project above 0.3m and therefore comprises a raised platform requiring consent in its own right.

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

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| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |
| DM8 | (Conservation, Protection and Enhancement of Existing Natural Features) |

Havant Borough Local Plan (Allocations) July 2014

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| AL1 | (Presumption in Favour of Sustainable Development) |
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

no objection to the proposals in this application providing the work is carried out in accordance with Arboricultural report and Tree Protection Plan

Southern Water

A formal application for any new connections to the public foul and surface water sewers would be required and Informative requested. Responsibility of the developer to make suitable provision for the disposal of surface water in accordance with Part H3 of Building Regulations.

The detailed design for the proposed basement should take into account the possibility of the surcharging of the public sewers. We request that should this application receive planning approval, the following informative is attached to the consent:

"Detailed design of the proposed drainage system should take into account the possibility of surcharging within the public sewerage system in order to protect the development from potential flooding."

Should any sewer be found during construction works then an investigation of the sewer will be required.

Portsmouth Water Company

Site outside a Source Protection Zone for groundwater abstractions and therefore from a groundwater quality protection perspective we have no further comment to make.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The following points are presented in objection to the proposed application: 1) Significant reduction in daylight to the rear conservatory from the proposed rear extension which is directly to the south, south west of 97 Park Avenue; This is due to increased elevation and horizontal extension to the West North West. 2) No consideration is given in the plans to the public sewer which runs directly underneath the proposed extension. Excavation for the New Store illustrated on drawing 17.101.MF Revision D, would expose and interfere with the shared, public sewer. 3) Historically, differential slip has occurred at 97 Park Avenue. No assurances or considerations are given in the application to mitigate or prevent reoccurrence of further slippage or subsidence. 4) The existing structure consists of a party wall that would require replacing to support the proposed structure. No consideration is given on drawing 17.101.MF Revision D, to the fact that the replacement wall:- a) would require to be a new party wall, and b) the foundations for which would require excavation on the adjoining land, 97 Park Avenue, as currently presented.	 Noted - amended plans received; see section 7 below Records don't show a public sewer in this position and SW raise no objection; but if a sewer is found on site then appropriate action would need to be taken at Building stage Not a planning matter - foundations would need to meet site conditions in accordance with Building Regulations would be subject to Party Wall Act which is not a planning matter

Re-notification has taken place on the amended plans, but no further comment 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

(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 brick built rear extension, whilst being flat roofed, would have a large lantern light such that it would read as a glazed pitched roof. The levels result in a large south side elevation, but this would be alongside the garage of No 93 and since set back in the plot, would not be overly visible in street scene terms. Overall its design and appearance is sufficiently simply to relate well to the host dwelling and 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 wider visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The attached dwelling, No 97, currently has a similar lean to style extension across the rear and this is used as a main habitable living room. The original room behind, has no other light source and relies on light from the conservatory structure. The proposed extension lies to the south of No 97 and, as originally proposed, would have resulted in a further 1.9m extension up to the shared boundary. Due to the level difference this would have increased in height such that it would have been some 4m above the garden level of No 97. Additionally the associated decking to gain access to the rear garden would have been at the elevated height relative to the boundary fence and would have enabled views down into the neighbours garden, over and above the existing situation. It was considered that the outlook from within No 97 would have been compromised with some loss of light, aswell as the privacy of the garden being affected.

7.5 To overcome this, a chamfer has been added to the north-western corner from the 3m point (which equates to a pd extension). This would improve the outlook from No 97 and minimise the height and bulk on the shared boundary and resultant loss of light, by pulling it away. It would also have the benefit of re-siting the decked area away from the shared boundary such that there would now be a 1.5m separation of the raised decking to the boundary. This would minimise the direct overlooking potential into the adjacent rear garden and avoid the need for higher boundary screening which could be imposing in its own right.

- 7.6 It is considered that the amended plans overcome the issues and would not appear materially overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no further representation letters were made following re-notification of the amended plans.

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/18/00801

(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:

Proposed Extension Plans and Elevations Drawing No: 17.101.MF Rev G
Arboricultural Assessment by Bernie Harverson 1021.bjh.July18
Arboricultural Method Statement by Bernie Harverson 1021.bjh.July18

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.
- 4 The hereby approved works shall be carried out in full accordance with the Tree Protection Plan and details in the Arboricultural Method Statement dated July 2018 by Bernie Harverson.
Reason: In the interests of the health and well being of the trees, having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.