
Site Address:	1 Timberlane, Waterloooville, PO7 5PH		
Proposal:	Single storey side extension, demolition of garage and erection of new garage; render to elevations.		
Application No:	APP/18/00739	Expiry Date:	14/09/2018
Applicant:	Mr Brown		
Agent:	Ms Bramble-Stewart	Case Officer:	Emma Chisnall
	GBS Designs		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 1 is a semi-detached bungalow situated on the north side of Timberlane Road in Waterloooville. The dwellinghouse is situated on an incline of land to the east and is constructed of facing brickwork and concrete tiles. The dwellinghouse has a single access onto the application site with a modest amenity space to the front which is part hard-surfaced and part laid as lawn. The curtilage boundary consists of 1m brick wall to the south and west and 1.8m timber fencing to the east. The garage onsite provides a total parking provision for two cars.
- 1.2 No 1 has an amenity space to the side and rear of the dwellinghouse. To the rear the space is long and narrow in form and laid as lawn with a curtilage boundary consisting of 1.8m timber fencing. To the side the land has been disturbed and is mostly open earth with a high 2m timber fence to the east.

2 Planning History

None

3 Proposal

- 3.1 Single storey side extension, demolition of garage and erection of new garage; render to elevations.

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

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

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 The works propose the demolition of the existing garage which is intended to be re-built in a similar position with a single storey side extension. The works shall be viewable from the public domain however as an existing garage is present to the side of No 1 the replacement is considered to not alter the appearance of the dwellinghouse and immediate locality significantly. The extension to the side shall be set back from the highway by approx 16m and from being single storey in height and positioned behind the garage the impact caused to the visual amenity of the area is considered to be limited and acceptable.

7.4 A brick and off-white render is proposed to the front and side elevations of No 1. Although the render shall be a new material on the dwellinghouse it is noted that the adjacent attached neighbour and other neighbouring properties have render on their homes in white and cream colours therefore the proposed material for No 1 is considered to not look out of place. An off-white colour is also considered to be a neutral colour which would not appear dominant and is therefore considered to be

acceptable.

- 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 works have the potential to impact the neighbouring dwellings to the east Nos 24, 26 and No 28 St John's Avenue.
- 7.7 Following a site visit it was noted that the dwellings to the east of No 1 are positioned on a slight incline of land which would reduce the visual dominance of the works proposed to the side of No 1 due to its lower position. Due to this lower position of the land the screening between the neighbouring dwellings at 2m high is considered to provide an effective screening of the development which coupled with the flat roof design would ensure that the proposed development does not appear over-bearing or obtrusive from the neighbours gardens.
- 7.8 Part of the development shall replace the existing garage at No 1 which shall be in line with the rear of No 28s garden however the works shall be suitably screened by the neighbours garage at No 28 which is positioned alongside the proposed development and shall be set sufficiently away from the neighbouring dwelling to result in a limited and acceptable impact.
- 7.9 The proposed extension to the side has been designed with a flat roof which shall reduce the visual dominance of the development from No 26 and No 24 St Johns Avenue. The works shall also be set away from the boundary to the east by over 1m and from the north by over 4m which would ensure that the development complies with the Borough Design Guide when it comes to acceptable neighbour relationships and single storey developments. A window is proposed in the side and rear elevation of the proposed extension at ground floor level however these are considered to not cause significant over-looking to the neighbouring properties when taking into account the distances the development shall be set off the boundaries and the sufficient screening in place between Nos 1, No 24 and No 26. The development is therefore considered to be acceptable.
- 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 The proposal shall not increase the amount of bedrooms at No 1 and as such the existing provision is considered sufficient and can provide the required two parking spaces which accords with Havant Borough's Parking 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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00739 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:

Design and Access Statement: Received 20.07.2018
Proposed Location Plan: Drawing No BRNTIMBER 09
Proposed Block Plan: Drawing No BRNTIMBER 09
Proposed Floor Plan: Drawing No BRNTIMBER 05
Proposed Floor and Roof Plan: Drawing No BRNTIMBER 04
Proposed Elevation Plan: Drawing No BRNTIMBER 06
Proposed Block Plan with Dimensions: Drawing No BRNTIMBER 08
Parking Plan: Drawing No BRNTIMBER 07

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.