
Site Address:	34 Cotwell Avenue, Waterloooville, PO8 9AW		
Proposal:	Single storey rear side extension to include rooflights and cladding and flue.		
Application No:	APP/17/01291	Expiry Date:	31/01/2018
Applicant:	Mr Pryke		
Agent:	Mr Jay	Case Officer:	Emma Chisnall
	The Planning Service		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 34 Cotwell Avenue is a link detached bungalow situated on level ground in Waterloooville. The dwellinghouse is constructed of facing brickwork and a concrete tiles and has a generous amenity space to the rear which is laid as lawn and surrounded by a 2m timber fence boundary around the curtilage. A large outhouse is present in the rear amenity space and is positioned along the north boundary. To the front the amenity space is modest in size and part laid as lawn and part hard-surfaced in order to accommodate one car. An integral garage is positioned to the south side which provides an additional provision for parking. The curtilage boundary is constructed of a mixture of low brick wall and hedging at various heights.

2 Planning History

None

3 Proposal

- 3.1 Single storey rear side extension to include rooflights.

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)
DM10 (Pollution)

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

Environmental Health

Based on the current proposed positioning and height of the flue, there is potential for smoke nuisance and recurrence of same, to neighbouring properties. If consent is to be granted I would ask that the following informative's are added to any positive decision notice including:

- Hours of work
- Bonfires
- Dust
- Wood burning or multi-fuel stoves/appliances

Planning Officer Comment: This shall be included as part of the decision.

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
- (v) Flue

(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.

7.3 Cotwell Avenue contains dwellings of a semi-uniform appearance however development is present within the streetscene and as No 34 is positioned within the built up area the principle of development is accepted subject to planning conditions.

(ii) Appropriateness of design and impact on the character of the area

7.4 The proposed extension to No 34 is large in size and is proposed in the majority to the rear of the dwellinghouse and as such shall be screened in the majority by No 34 itself. The wrap around extension to the south shall be viewable from Cotwell Avenue however as the works shall match the existing roofline on No 34, be screened in part by the garage to the front and be set a sufficient distance away from the highway, on balance, the works are considered to have a limited and acceptable impact on the visual amenity of the streetscene.

- 7.5 Materials are proposed that shall match the existing dwelling in the majority with a weatherboard cladding proposed along the rear elevation of the dwellinghouse. To ensure that the works are in keeping to the surrounding locality a condition shall be included with the decision requesting that materials and a specification of the cladding is submitted to the Local Planning Authority for approval.
- 7.6 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

- 7.7 The works have the potential to impact the adjacent neighbours No 36 and No 32 Cotwell Avenue. Although it is acknowledged that a rooflight shall be installed to the front roofspace the development shall be separated from the neighbours opposite by the highway and shall only have the potential to cause over-looking into front amenity space which is already open to be viewed by the public realm.
- 7.8 The works shall be in close proximity to the dwellinghouse to the north No 36 and following a site visit it was noted that two windows are positioned in the south elevation of the neighbouring dwelling which could be impacted as a result. The works shall be set off the shared boundary by approximately 1m and shall be hipped away from No 36 which would help reduce the impact caused. Although the light levels reaching the ground floor windows have the potential to be impacted it is acknowledged that both windows currently look onto the north side elevation of No 34 with one is fitted with obscure glass and already have a restriction on light due to No 34 having a greater rear projection than No 36. As the works are proposed to be set in from the north elevation coupled with no objection being received by the neighbouring dwelling it is considered that the proposed development would not create a significant enough additional impact to the two windows on No 36 to warrant a refusal of planning permission. New fenestration is proposed within the north side elevation with the proposed rooflights providing light into the ground floor rooms only. The revised fenestration at ground floor is considered to not be significantly different to the windows in place as existing and shall be partly screened by the boundary fence between the dwellings creating an acceptable impact.
- 7.9 No 32 is positioned to the south of the dwellinghouse and as such is unlikely to have light levels reaching it significantly impacted as a result. Following a site visit it was noted that No 24 and No 32 are connected by the garage and no ground floor windows are present along the north side elevation of No 32 to be impacted. The works shall be retained to be set off the boundary and with a hipped roof are considered to have a limited impact. The conservatory in place to the rear of No 32 is served by windows in the east elevation and coupled with no objection from the neighbour the works are considered, on balance, to have an acceptable impact.
- 7.10 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.11 The proposed extension shall increase the two bedroom bungalow to a three bedroom therefore triggering the requirement to provide two parking spaces onsite. As the dwellinghouse has an existing provision of two spaces the works are considered to accord with the Boroughs Parking SPD and are considered to be acceptable.

(v) Flue

- 7.12 Environmental Health have been consulted in regards to the proposed flue and as there is the potential for the flue to cause an impact informative's have been recommended to be included with the decision regarding dust, working hours, bonfires and the wood burning stove of which all shall be included. This measure is considered to satisfactorily address the concern raised.

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/17/01291 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 04/12/2017
Proposed Location and Block Plan: Drawing No P001
Proposed Elevations Plan: Drawing No P002
Detailed Front and Rear Elevation Plan: Drawing No P003
Detailed Side Elevations Plan: Drawing No P004
CGI Perspectives Plan: Drawing No P005.1
Proposed CGI Rear Perspectives Plan: Drawing No P005.2
Proposed CGI South West and Aerial Perspectives Plan: Drawing No P005.3
Proposed Floor and Roof Plan: Drawing No P006
Proposed Internal CGI View Plan: Drawing No P007
Proposed Cross Section Plan: Drawing No P008
Proposed 45 Degree Test Plan: Drawing No P009
Proposed Shadow Test Plan: Drawing No P010
Proposed Floor Plan: Drawing No P011

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above

ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.