
Site Address:	14 Spruce Avenue, Waterlooville, PO7 8HA		
Proposal:	Demolish existing conservatory and replace with single storey side extension		
Application No:	APP/18/00559	Expiry Date:	25/07/2018
Applicant:	Ms Collins		
Agent:	Mr Cole	Case Officer:	Karen Wooden
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey dwelling which is attached at the north and west, and forms a small block of four houses along with No's 12, 16 & 18 Spruce Avenue. The properties are set back from the main highway of Spruce Avenue. No curtilage parking is available for the properties however an off road parking area for several cars is available to the west of the application site.
- 1.2 The application site is accessed via a footpath leading from the parking area, which can also be accessed from Reedmace Close to the south east.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 Demolish existing conservatory and replace with single storey side extension

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

- 5.1 No consultations were required for this application.

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: 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

(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 A public footpath runs along the south east and south west of the application site. Currently well established hedging forms the boundary treatment between the garden and public footpaths, which serves to reduce visibility into the garden area from the public domain, however It is considered that the design of the extension relates well to the main dwelling in terms of roof design and materials and therefore should the hedging be removed in the future it is not considered that the proposal would have an adverse impact on the character of 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 proposal is to be attached to the eastern elevation of the application site and therefore will have no impact on the occupiers of the properties to the west (12 and 16 Spruce Avenue).

7.6 There is a separation gap of approximately 23m between the proposed extension and the property to the south (22 Reedmace Close) , and therefore will have no significant impact on the occupiers of this property.

7.7 No. 23 Reedmace Close is sited approximately 12.5m to the south east of the application site. There are no windows to the north west elevation of this neighbouring

property and the single storey extension would have no impact in terms of overlooking or overshadowing.

- 7.8 No 18 Spruce Avenue is attached to the northern elevation of the application site. The boundary treatment between these properties is close board fencing, predominantly 1.8m in height. The existing conservatory extends 3.1m from the original dwelling, is sited approximately 0.6m from the boundary line, and has a maximum roof height of 2.85m. The proposed extension will extend 3m, be sited closer to the boundary with a gap of 0.2m being retained, and the mono pitch roof will have a maximum height of 3.5m. No windows are to be placed within the northern elevation of the extension and therefore there will be no impact in terms of overlooking or loss of privacy. A 45 degree test shows that the extension would result in some degree of natural afternoon light reduction to No. 18's lounge window, however the light is already severely impacted due to the height of the trees within and to the rear of the site and therefore it is not considered that, in this case, the extension, would further reduce the light significantly.
- 7.9 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.

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/18/00559 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:

Location plan - received 30.05.18
Existing block plan - received 30.05.18
Proposed block plan - received 30.05.18
Existing floor plans and elevations - received 30.05.18
Proposed floor plans and elevations - received 30.05.18

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.