
Site Address:	24 St Johns Avenue, Waterloooville, PO7 5PG		
Proposal:	Single storey rear extension and hip to gable roof alterations with the addition of front and rear dormers.		
Application No:	APP/18/00537	Expiry Date:	31/07/2018
Applicant:	Mr K Martin		
Agent:	Mr P Davey	Case Officer:	Karen Wooden
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow, with render to the elevations and a pitched tiled roof. The front boundary is defined by a low level brick wall, and the front of the property has been partially gravelled to provide curtilage parking.
- 1.2 The property is sited on the western side of St Johns Avenue, opposite the junction with Morelands Road. The character of St Johns Avenue is varied, with a mix of property styles, ages and materials.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 This application proposes the removal of the rear conservatory and replacement with a single storey rear extension, hip to gable roof alterations and the addition of front and rear dormers, to provide two bedrooms to the first floor.

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 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: 3

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) Impact on the highway

(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 roof extension and front dormers would be visible from the public realm, however the application site is currently visually different from the surrounding properties in terms of its style and materials. The streetscene is varied with a mix of one and two storey properties, many of which have been altered and extended, including the semi detached property to the south which has altered the height of the roof to provide first floor accommodation. The proposed roof will be barn hipped to reduce the mass. The proposed pitched roof dormers are considered to be of an appropriate size and design in context with the property, and the materials to be used will match those of the host dwelling. It is noted the majority of the roof extension falls within the realms of permitted development and it is only the front dormers which require the benefit of planning permission. It is therefore considered the scheme would not be an incongruous feature in the streetscene and would not result in an adverse impact on the visual amenity of the locality.

7.4 The proposed single storey addition extends across the rear of the property and is to replace the existing conservatory, increasing the depth by approximately 2m, resulting in a reasonable increase to the original footprint of the property.

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 property is sited directly opposite the junction of St John's Avenue and Moreland Road and subsequently there are no properties opposite the site. It is therefore not considered that any part of the proposal would have an adverse impact on the occupiers of properties to the east.
- 7.7 The rear garden of the application site backs onto the rear garden of No.1 Timberlane to the west. A garden length of a minimum of 22m will be retained between the rear of the proposed single storey extension and the boundary line. It is therefore not considered that the proposal would result in significant overlooking or any loss of light.
- 7.8 The property to the south (26 St Johns Avenue) is a semi detached bungalow which is set approximately 4m from No. 24 St Johns Avenue. This neighbouring property has been extended into the roof and to the rear, with a single storey rear extension projecting further west than the proposed rear extension the subject of this application. A driveway leading to the rear garage runs along the boundary line. The proposal shows no windows are to be inserted into the southern elevation of the roof. The windows to the rear dormer could result in some degree of overlooking to the rear garden, however the siting of the rear extension of the neighbouring property will reduce this and it is not considered that in this relatively built up area, a refusal of the application on these grounds could be justified. The separation gap between these two properties will ensure the proposal will not appear overbearing and the proposal will not result in a loss of light the living accommodation.
- 7.9 The property to the north (20 St Johns Avenue) is a detached bungalow with an attached garage which runs along part of the boundary line between No. 20 and the application site. The plans show a first floor window is to be inserted into the northern elevation of the application site to provide light and ventilation to the landing. This window will overlook the garage and southern flank wall of No. 20 and it is not considered appropriate on this occasion to condition the window to be obscure glazed and fixed shut, as it will not result in significant overlooking. As previously mentioned, the rear dormer will result in some degree of overlooking to the rear garden, however it is not considered that this would be unreasonable enough to justify the refusal of the application. The rear extension will be set approximately 5m from the side elevation of No. 20, and any overshadowing caused by the extension will be to an area to the rear of the garage, which is not used as a main amenity area.
- 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) Impact on the highway

- 7.11 The application site currently benefits from 2 bedrooms however this proposal will result in an increase to 4 bedrooms. In accordance with the Havant Borough Residential Parking Provision SPD, as required by policy DM13 of the HBLP(CS)2011, a minimum of 3 parking spaces are to be available within the boundary of the property. The block plan received as part of this application shows the provision of parking for three vehicles is achievable to the front of the property however at the time of the site visit it was evident that the front boundary wall would restrict this. It is recommended that a condition be attached to the decision notice to ensure the parking is available prior to the development being first brought into use, in order to comply with the

current parking standards.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and the amenity of 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/18/00537 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 22.05.18
Block plan - received 22.05.18
Block plan with parking - received 05.06.18
Existing floor plans and elevations - received 22.05.18
Proposed floor plans, elevations and section - received 22.05.18

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.
- 4 A minimum of three off street car parking spaces shall be made fully available for use prior to the development being first brought into use in accordance with the layout shown on the submitted Block plan with parking received 05.06.18, and shall be retained thereafter for their intended purpose.
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.