
Site Address: 11 Dorrita Avenue, Waterlooville, PO8 8HU
Proposal: Prior notification for single storey development extending 3.415 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.7 metres and a maximum height of 3.5 metres.
Application No: APP/17/01191 Expiry Date: 19/12/2017
Applicant: Mr & Mrs Whitehead
Agent: Mr J Sackett Case Officer: Harriet Pitney
 Apple Panels Ltd
Ward: Cowplain
Site Visit Date:

Recommendation: **PRIOR APPROVAL REQUIRED AND REFUSED**

1 Site Description

The application site is a semi-detached residential bungalow located on the western side of Dorrita Avenue, comprising brick and rendered elevations with a tiled pitched roof.

The rear garden is enclosed by a close boarded timber fence which is approximately 2 metres in height and is primarily hard surfaced with a dedicated patio area.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a similar age, size and style with slight variations in terms of their design.

2 Planning History

None relevant to this application.

3 Proposal

Prior Notification for a single storey development extending 3.415 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.7 metres and a maximum height of 3.5 metres.

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required in relation to 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection has been received from one address raising the following concerns:

- 6.1 The proposal will affect the amount of light to the dining room of the adjoining property.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

- (i) Principle of development

- 7.2 The 2013 amendments to the GDPO enabled the provision of rear extensions of this size and location without the need for planning permission subject only to a prior approval assessment of neighbour amenity and only in circumstances where objections have been received. Therefore the principle of development is acceptable: the impact upon neighbouring amenity is assessed below.

- (ii) Impact upon neighbouring amenity

- 7.3 An objection has been received from the adjoining property to the south west. It is firstly important to acknowledge that the GPDO still allows for the construction of extensions up to the previously permitted size without the need to enter into the prior approval process. This means that in this case, an extension could be built to the same width and height if only it were 415 millimetres less in terms of its depth. This is a material planning consideration in assessing the impact of the proposal on the neighbouring amenity.

- 7.4 The objection raised from the adjacent neighbouring property raises concerns in terms of the loss of light to the dining room window within the rear elevation of No.10 Dorrita Avenue. On this basis, a 45 degree light test was undertaken in accordance with Havant Borough Councils Design Guidance to assess whether the proposed extension would result in any loss of light to the dining room window of the adjacent neighbouring property. The results of this has revealed that an extension, sited in this location, immediately adjacent to the shared boundary, at the depth proposed would breach this

guidance and would therefore be likely to result in loss of light which would be considered detrimental to the neighbouring amenity of No.10 Dorrita Avenue.

- 7.5 Whilst it is acknowledged that the applicant could construct an extension, immediately adjacent to the shared boundary at a depth of 3 metres without entering into the prior approval process, it is important to acknowledge that the additional 415 millimetres depth proposed breaches the 45 degree test as detailed above. Furthermore, an objection has been raised and as such an appropriate assessment must be made in terms of the impact of the adjacent residential properties.
- 7.6 It is important to acknowledge that the rear garden of the application site and No. 10 Dorrita Avenue is relatively limited in terms of its size and as such the proposed extension in the proposed location would only leave approximately 2.5 metres from the rear wall of the extension to the rear boundary. This would result in a significant reduction of an already reduced private amenity area. Furthermore, the rear boundary comprises a number of mature trees, shrubs and vegetation which provide a heavy level of screening to the rear. Due to the limited size of the rear gardens at both No.10 & 11 Dorrita Avenue, both of the neighbouring properties are already overshadowed (particularly during the summer months) and the addition of an extension to this depth would be considered to result in further significant loss of light to the dining room window of the adjacent neighbouring property.
- 7.7 Due to the location of the proposed extension, it is not considered that the development would have any impact on any other surrounding residential properties.
- 7.6 On this basis, it is considered that the impact of the proposed extension on the neighbouring amenity of No.10 Dorrita Avenue by virtue of loss of light is significant enough to refuse prior approval in this case.

8 Conclusion

Having concluded the above and determined that the development would have a significant and detrimental impact by virtue of loss of light upon the neighbouring amenity of No.10 Dorrita Avenue, this application is recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to PRIOR APPROVAL REQUIRED AND REFUSED for application APP/17/01191

- 1 The proposed extension by virtue of its proposed depth and proximity to the boundary would have a significant adverse impact in terms of loss of the light available to the dining room of the adjacent residential property 10 Dorrita Avenue. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.