
Site Address:	72A Park Avenue, Waterlooville, PO7 5DW		
Proposal:	Two storey front and single storey rear extension.		
Application No:	APP/17/01330	Expiry Date:	08/02/2018
Applicant:	Mr W Parker		
Agent:	Mr J Merriman	Case Officer:	Tina Pickup
	Jeff Merriman Associates		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises of a detached dwelling fronting onto Park Avenue. It is the middle of 3 similar dwellings, set in a row, each constructed of dark red bricks and brown concrete tiles, with some front infill red tile hanging. The area is otherwise very mixed, with bungalows opposite; and there is a cul-de-sac, Parker Gardens to the west, such that No 8 Parker gardens is set at right angles to the site and lies adjacent the rear shared boundary. Additionally, the garage serving 72 Park Avenue is located off Parker Gardens and abuts the south-western boundary of the site. Park Avenue undulates, and the rear garden of the site is levelled but has an embanked raised bed adjacent the southern boundary where No 8 Parker Gardens is set at a higher level.

The application dwelling has been previously extended to the rear with a single storey extension adjacent the western boundary, having a pitched roof. The rear garden area is largely paved with a mix of 2m close boarded fencing and brick wall as enclosing boundaries. The front elevation of the dwelling includes a recessed half with a cat-slide style roof over the other half. The frontage area is gravelled and available for the parking of at least 3 vehicles.

2 Planning History

95/61225/000 - Proposed single storey rear extension, conversion of garage into study and room in the roof with skylights., WD,26/09/1995
APP/13/00314 - Part two storey, part first floor front extension and single storey rear extension., PERM,06/06/2013

3 Proposal

Two storey front and single storey rear extension.

The proposal involves the infilling of the recess within the front elevation and bringing forward the cat-style roof to form a more traditional two storey front façade. It also includes further extending the existing rear single storey addition by 3m and widening it by 1m – extending the hipped pitch roof over the larger footprint. Planning permission APP/13/00314 was for a very similar development that was not implemented.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

DM13 (Car and Cycle Parking on Residential Development)

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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. A development of essentially the same scale and bulk was permitted in 2013 but not implemented. This is a resubmission, with minor changes to fenestration detail etc. Circumstances in the area or policy has not significantly changed since.

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

- 7.3 Whilst the dwelling currently comprises one of 3 clearly constructed together, nevertheless there is sufficient variation in the design of the 3 for the infilling of the recess and change in roof profile from part cat-slide to traditional 2 storey, to not be at variance with the overall visual character of the area. The existing 'building line' remains

respected the proposal does not project forward any more than the existing ground floor footprint. The additional roof bulk follows the existing ridge height and side hipped roof profile and overall would not be unduly imposing in street scene terms. There is sufficient separation to the side boundaries and adjacent properties for this front 2 storey extension to be acceptable.

- 7.4 Overall, the design and appearance of the front extension 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 No additional side windows are proposed in the front extension and the side separation of at least 2.5m is considered sufficient to prevent any adverse impact on the occupiers of No 72 to the west.
- 7.6 With respect to the proposed single storey rear extension – this would extend the footprint of the existing rear addition to the rear boundary, as well as widening it by 1m. This would have no impact on No 72 to the west as the proposed structure would sit back to back with their double garage. The proposed hipped roof would minimise the roof bulk such that the outlook from within 8 Parker Gardens to the rear would only be marginally altered. No 8 Parker Gardens does have a side window close to the shared boundary, but with the dividing boundary fence the outlook from and light available to the window would not be materially impacted – the proposed roof would be off-set slightly from this window.
- 7.7 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

- 7.8 The proposal does not increase the number of bedrooms at the site; rather just enlarges an existing room and new en-suite bathroom. The property would remain 3 bedroom for which there is ample on-site parking to comply with the 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01330 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:
1:1250 Site Location Plan
1:500 Block Plan
New Floor Plans Drawing No 6212/05
New Elevations Drawing No 6212/04
Garage Elevations Drawing No 6212/02
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.