
Site Address:	152 Cherry Tree Avenue, Waterlooville, PO8 8AX		
Proposal:	Two storey side and single storey rear extensions		
Application No:	APP/18/00342	Expiry Date:	31/05/2018
Applicant:	Mr & Mrs Oatley		
Agent:	Mr A Dunks	Case Officer:	Tina Pickup
	Andrew R Dunks Ltd.		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi detached two storey dwelling located on the north side of Cherry Tree Avenue. It is a 1970's style gable ended property of pale red brick with first floor green tile hanging beneath a concrete tiled roof. There is an attached flat roofed side garage with space for the parking of one car on the drive in front. The property has a conservatory across the rear of the dwelling. The other half of the semi, No 150, has a single storey lean-to style rear extension up to the shared boundary that is marginally deeper than the application site's conservatory.

The area is characterised by high density residential development but this site is on the cusp of a change in house types - it is the last two storey property and to the west they drop in height to bungalows. Therefore No 154 immediately adjacent is a lower gable fronted bungalow having a side lean-to style addition along its eastern elevation nearly abutting the shared boundary with the application site. The land slopes up to the north and west such that the bungalow is set higher than the application site and the rear garden is terraced up with central steps. Padnell Grange is located immediately to the rear of the site.

2 Planning History

None relevant

3 Proposal

Two storey side and single storey rear extensions

The proposal would demolish the existing side garage and rear conservatory and replace with a two storey side extension the depth of the existing two storey house; plus a full width single storey rear 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)
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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 5

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) Highways and 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.

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

7.3 The proposed two storey side extension has been designed with a set back and step down in ridge height as recommended by the Borough Design Guide SPD to prevent a terracing effect. It would however be built close to the side boundary with No 154 (within 0.2m from the boundary). In this case there is first floor skyline space about the property by virtue of it being the last two storey dwelling before the adjacent bungalow and therefore any terracing effect is not a concern. However being a two storey proposal adjacent a bungalow does result in some jarring and a dominant relationship between the

two properties. This is however mitigated against due to the slope of the area - the bungalow is set higher than the application dwelling so the resultant difference in height and impact is marginally reduced.

- 7.4 Overall it is considered that the visual impact of the proposed two storey side extension adjacent a bungalow would be acceptable in street scene and character terms and the impacts not so great as to justify a reason for refusal. 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).

(iii) Effect on neighbouring properties

- 7.5 The bungalow adjacent has a white UPVC side lean to style extension close to the shared boundary that is a utility area. Light is gained from front and rear windows and not via the roof. The proposed extension is located south-east of the bungalow and hence shadowing would predominantly occur over the bungalow roof during the morning and not the rear garden. The depth of the rear extension would align with the existing rear extension at No 150 and hence there would be no adverse impact to the other half of the semi. No windows are proposed for the side elevation which would avoid overlooking.
- 7.6 Consequently, it is considered that the proposal is unlikely to result in harmful overshadowing 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) Highways and parking

- 7.7 The proposal would retain a 3 bedroom property but does result in the loss of the existing side garage. To mitigate against this loss of a parking space and to retain 2 on site parking spaces to serve a 3 bed unit in accordance with the Parking SPD, an amended site plan has been provided showing a second space being provided on the frontage. This can be achieved whilst retaining some soft garden so visually is also acceptable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the street scene and 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/18/00342

(A) 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 Site Layout Plan Drawing No. 4935/500 Rev A

Proposed Plans Drawing No. 4935/3 Rev A

Proposed Elevations Drawing No. 4935/4 Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use 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.