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Site Address: 7 Avondale Road, Waterlooville, PO7 7ST  
Proposal: Single storey rear extension with flue in east elevation  
Application No: APP/17/01280 Expiry Date: 26/01/2018  
Applicant: Mr Cook  
Agent: Mr Forder Case Officer: Bee Crawford  
Helyer Davies Architects Ltd  
Ward: Waterloo  
Site Visit Date: 05/12/2017

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a two storey detached older style property with a detached garage. It has a slate tiled pitched roof and elevations of red multi-brick and white render. The site is level, with an east west incline to the road and there is open vehicular access to the front, with a 1.4 metre high dwarf wall with brick piers and railings to the southern and western boundaries and a 1.6 metre high wall and railings to the eastern boundary. The rear garden has a depth in excess of 30 metres and is mainly laid to lawn with a raised patio and a large summerhouse at the bottom of the garden, enclosed to all boundaries with mature hedging and shrubs.
- 1.2 There are two storey detached older style properties to the east and west, the rear gardens of properties in Bramley Close are to the rear and a detached bungalow is opposite. The surrounding area is of medium density consisting of a mixture of two storey detached and semi-detached properties and bungalows of individual and similar style, design and age range.

## **2 Planning History**

None relevant to this application.

## **3 Proposal**

- 3.1 The proposal is for the construction of a single storey rear extension with flue in east elevation.

## **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)

### 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**

### **Arboriculturalist**

No objection raised.

Please add the AIA and TPP as a condition if the application is approved.

## **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

## **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 The property is situated on a good sized plot and the proposed rear extension would not be visible from the public realm. The proposal is to replace the existing conservatory with a larger infill extension which has a depth of 6.8 metres and will extend approximately 1.85 metres beyond the rear elevation of the property, incorporating a mono-pitched and offset pitched roof with a ridge height of 4.3 metres.

7.4 The impact of the development on the adjacent trees has been assessed and found acceptable, subject to a recommended condition. 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 development is a continuation of the existing dwelling and only the flue element of the addition projects beyond the eastern elevation of the property. Although in isolation this part of the development may not require planning permission, the applicant should be made aware that as with any stove of this nature the potential for causing smoke nuisance to neighbouring properties still exists and an informative is recommended to

be added to the decision notice. The extension is approximately 3.5 metres from the boundary with number 9 Avondale Road and there are no windows in the eastern elevation of the extension. The roof pitches away from the property boundaries reducing any perception of the scheme being overbearing.

- 7.6 Whilst the proposal projects 1.85 metres from the rear elevation, there are no windows in this elevation and it is 5 metres from the boundary, with the eastern elevation of the neighbouring property a further 4.5 metres away. There is mature screening to both the eastern and western boundaries and it is therefore considered any impact on the neighbouring properties would be minimal. The properties to the rear are more than 30 metres away from the rear elevation of the proposal.
- 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 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.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01280 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 external materials used shall be as stated under Section 11 (Materials) of the application form.  
**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.
- 3 The development must be undertaken in accordance with the Arboricultural Impact Assessment and Method Statement dated 09/01/2018 and Tree Protection Plan TPP-01 Rev A, supplied by I S Thompson, Principal Arboricultural Consultant, Arbor Cultural.  
**Reason:** Policy DM8 to protect the conservation and enhancement of existing natural features.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Drg no. 14008-001: Location plan, block plan, existing floor, roof and elevations plan  
Drg no. 14008-002 Rev B: Proposed location plan, block plan, floor, roof, elevations and section plan  
Drg no. 14008-003 Rev B: TPO plan

Arboricultural Impact Assessment and Method Statement dated 09/01/2018  
Tree Protection Plan TPP-01 Rev A  
**Reason:** - To ensure provision of a satisfactory development.