
Site Address: 40 Rowlands Avenue, Waterloooville, PO7 7RU
Proposal: Single storey side extensions (following demolition of existing garage).
Application No: APP/18/00322 Expiry Date: 07/06/2018
Applicant: Mr Britton
Agent: Mr N Paget Case Officer: Emma Chisnall
 Wyvern Partnership LLP
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 40 Rowlands Avenue is a two storey detached dwellinghouse situated in an incline of land from west to east in Waterloooville. The dwellinghouse is constructed of a mixture of facing brickwork, render and concrete tiles and there is a two bay detached garage to the west with a pitched roof. The dwellinghouse is positioned in a generously sized plot and has an adequate amenity space to the front which is hard-surfaced and surrounded with a curtilage boundary of 1m fencing. A mature tree is positioned to the front west corner. To the rear the amenity space is generous in size, laid as lawn and surrounded by 1.8m timber fencing.

2 Planning History

None

3 Proposal

- 3.1 Single storey side extensions (following demolition of existing garage).

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS21	(Developer Requirements)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection provided the work is carried out in accordance with the Method Statement and Tree Protection Plan submitted with the application. The work should not negatively impact the TPO'd Silver Birch and the trees/shrubs to be removed are not of TPO quality.

Officer Comment: This shall be included with any decision made.

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: 20

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Concern from No 15 Priory Gardens regarding: * Design is not in keeping to the existing house * Works are not subservient, have a flat roof and do not comply with the Boroughs Design Guide. * The works are for two extensions both which shall be visible from the road. * Together they are large adding a floor area of about 88m ² . * Cannot be viewed as sympathetic * Parking SPD specifies 3 spaces for a 4 bedroom house. * Unnecessary to remove Tree T2 and should be worked around.	See section 7

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

- (v) Planning Obligations
- (vi) Trees

(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 works proposed to No 40 include a single storey extension to the west and east of the dwellinghouse with a proposed render material. Concern has been raised by a neighbouring dwelling that the works do not appear subservient or sympathetic to No 40, that they do reflect the design of the existing dwellinghouse, are large in size, flat roofed and are contrary to the Havant Borough Design Guide and policy CS16 of the Havant Borough Local Plan (Core Strategy). This is acknowledged to some degree as the works are large in size however No 40 is positioned in a generously sized plot which is considered to be able to accommodate the development comfortable whilst leaving an acceptable gap of approximately 2.5m between the development and boundary to the west and 0.5m distance to the east boundary. Both neighbouring dwellings adjacent are set off the shared boundary and therefore as a combination the development is considered to not create a cramped or crowded appearance in the streetscene.
- 7.4 It is acknowledged that the development is large in size however the proposed extensions are single storey in height and therefore do appear subservient on No 40. It is acknowledged that in an ideal scenario a pitched roof would create a more attractive visual appearance however significant harm would need to be caused to the visual amenity to warrant a refusal of planning permission. Alongside being single storey in height the proposed development shall be set back from the highway to the west by approximately 9m and to the east by 9.5m which is a generous distance to reduce the visual impact caused. When standing at the west side the development would be further back then the existing garage development in place at No 40 and benefits from the screening of a tree in the front west corner. To the east, the works shall replace a shed which is along the shared boundary with No 38 and therefore on balance, the visual impact caused as a result is not considered to be sufficient enough to warrant a refusal of the planning permission and can be considered to be acceptable.
- 7.5 Rowlands Avenue contains a variety of dwellings which differ in style and design. Although render is proposed on No 40 this is considered to not look significantly out of keeping with assessing the greater palette of the streetscene and is therefore considered to be acceptable. It is noted that the ground floor of No 40 already has a cream render present which shall compliment No 40.
- 7.6 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

- 7.7 The neighbouring dwellings that are likely to be impacted are the adjacent neighbours No 42 and No 38 Rowlands Avenue. Comments have been made by a neighbouring dwelling to the rear however the impact on neighbouring amenity levels to dwellings along Priory Gardens are likely to be limited due to the size of the works and that they shall be set off the shared boundary by approximately 20.5m which is considered to result in an acceptable relationship.
- 7.8 No 38 to the east shall be set away from the works by approximately 4.5m and the proposed development shall be a similar position to the existing shed. From being single storey in height and modest in size the works are considered to not appear oppressive to No 38 nor cause shadowing or a significant loss of light as a result. No windows are proposed within the side elevation of the proposed extension to the east and therefore privacy levels are considered to be retained. The works are therefore considered to result in a limited and acceptable impact.
- 7.9 No 42 Rowlands Avenue is positioned to the west of No 40 and within the east side elevation has two windows serving a kitchen and a door. It is acknowledged that No 40 is on an incline of land to No 42 and is therefore marginally higher in position meaning the works have the potential to be more severe than on level land. However, it is noted that the proposed extension on No 40 shall be in a similar position, and set back further than the existing double bay garage which has a pitched roof. The works although deeper in size shall be flat roofed reducing the visual dominance of the development from No 42. The works are also set away from the neighbouring dwelling by approximately 5m and coupled with 1.8m screening between the dwellings the works, on balance, are considered to not be significant enough to warrant a refusal of planning permission.
- 7.10 Windows are proposed along the west side elevation of the proposed extension to serve two bathrooms and a bedroom. Although they shall look out onto No 42 the screening in place at 1.8m high would prevent significant over-looking and coupled with no objection being made by the neighbour the development is considered to not warrant a refusal of planning permission however a condition shall be included to obscure glaze all three windows within the elevation to ensure that no direct over-looking occurs as a result given the level changes between the sites and over the fence.
- 7.11 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).

(iv) Parking

- 7.12 As a five bedroom dwellinghouse No 40 has a requirement to provide three parking spaces to serve the dwellinghouse as per guidance stipulated in the Borough Parking SPD. A plan has been submitted to show that three spaces can be accommodated and as such the development is considered to accord with this requirement. This shall be conditioned as part of the decision and is considered to address the concern raised satisfactorily.

(v) Planning Obligations

- 7.13 The application is liable to pay the Community Infrastructure Levy a total of £11,828.69 and the relevant forms have been sent including a draft liability notice. The applicants wish to apply for self-build relief from this payment and have completed the necessary forms that will ensure that relief is given to the CIL payment which does not need to be made.

(vi) Trees

- 7.14 Concern has been raised regarding the proposal for the trees onsite. A consultation has been requested with the Arboricultural Officer to review the proposal submitted and no significant objection has been made pending the works being carried out as per the proposal submitted. This shall be conditioned as part of the decision and is considered to be acceptable.

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/18/00322 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:

Proposed Elevations, Floor, Parking and Site Location Plan: Drawing No 02A
Arboricultural Impact Assessment and Method Statement: Reference AC.2018.083 Received 18.04.2018

Tree Constraints Plan: Drawing No TPP-01 Rev A

Tree Constraints Plan: Drawing No TPP-01S Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 The development must be undertaken in accordance with the arboricultural Impact Assessment and Method Statement Reference AC.2018.083 and Tree Constraints Plan reference TPP-01 Rev A and TPP-01S Rev A dated 18.04.2018 supplied by *Arbor Cultural LTD*. The work should not negatively impact the TPO'd Silver Birch and the trees/shrubs to be removed are not of TPO quality.
Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.
- 5 The car parking, servicing and other vehicular access arrangements shown on the approved plans Drawing No 02 A 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.
- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the ground floor on the west side elevation facing No 42 serving the master ensuite, bathroom and bedroom shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.