
Site Address: 23 Highfield Avenue, Waterlooville, PO7 7PY
Proposal: Proposed 6m single storey rear extension and 3.5m first floor rear extension to provide additional family accommodation
Application No: APP/17/00672 Expiry Date: 17/08/2017
Applicant: Mr & Mrs Bugler
Agent: Mrs Parker Case Officer: Karen Wooden
 Bespoke Architects
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No. 23 Highfield Avenue is a semi-detached dwelling with render, brick and hung tiled elements to the front elevation. The front of the house is partially lawned, and a driveway providing parking for several cars which leads to a car port, garage and workshop which are to the north west of the property.
- 1.2 Highfield Avenue is characterised by -semi detached properties set well back from the highway with drives leading to attached garages. Over time various extensions, porches and garages has given each dwelling a unique identity and there is a mix of garage styles - some flat roofed attached, some half mono-pitch examples and some traditional pitched.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Proposed 6m single storey rear extension and 3.5m first floor rear extension to provide additional family accommodation

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)

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees required for 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We are concerned that with the first floor extending to the rear by 3.5mtrs and a Juliette balcony door overlooking our property that this may impact on our right to privacy. We have no objection in principal to the development as long as we are not overlooked on completion more than we were beforehand.	See Section 7.9

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 proposed alterations are located to the rear of the dwelling and would not be visible from the public realm, therefore it is not considered that the scheme would result in a negative impact upon the streetscene of Highfield Avenue.

7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main building and respects the existing built form, character and appearance of the surrounding locality. On this basis, the proposed extension is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

7.5 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

- 7.6 The proposed alterations are located to the rear (north) of the property and therefore will have no impact on the occupiers of the properties to the south.
- 7.7 No. 21 Highfield Avenue is located to the west of the application site. Currently the garage and workshop of the application site extend a maximum of 10m from the rear build line of the dwellinghouse, with a maximum height of 3.7m. This is attached to a similar size structure within the boundary of No. 21. The proposed single storey rear extension will extend a maximum of 6m with a maximum height of 2.6m, and therefore it is not considered that the single storey element of the proposal will have any negative impact on the occupiers. With regard to the two storey element, the design shows the roof will be of a Mansard style, with the highest part meeting the existing ridge line approximately 4.3m in from the edge of the western side of the house, with the lowest part being set in by approximately 1m. One rooflight has been proposed to be inserted into the western side of the roof slope. Due to the position and angle of the western elevation of the Mansard roof, together with the separation gap between the two properties, it is considered that the two storey extension will not have a significant impact on the occupiers of this neighbouring dwelling in terms of overlooking, overshadowing or be unduly overbearing.
- 7.8 No. 25 Highfield Avenue is the adjoining property located to the east of the application site. No 25 have a conservatory extending approximately 3m from the rear elevation. The boundary treatment between the two properties is close board fencing and natural screening. The proposed single storey element of the extension is to be set approximately 0.8m from the boundary line and will extend 6m which is approximately 2.6m further than the existing rear extension. It is important to acknowledge that the proposed measurements of the single storey element of the extension comply with that which could be constructed under the Neighbour Notification scheme and the occupiers of No. 25 Highfield Avenue have raised no objection to this scheme. With regard to the two storey element, it is proposed that it will extend 3.5m from the rear wall of the original dwellinghouse, with the highest part of the Mansard style roof being set approximately 5m in from the curtilage to the east, with the lowest part of the roof being set in by approximately 1.6m. One rooflight has been proposed to be inserted into the eastern side of the roof slope. Due to the position and angle of the western elevation of the Mansard roof, it is considered that the two storey extension will not have a significant impact on the occupiers of this neighbouring dwelling in terms of overlooking, overshadowing or be unduly overbearing.
- 7.9 25a Highfield Avenue is a detached bungalow which is set to the north of the application site, and is accessed via a private road running alongside No. 25, with a detached garage constructed close to the boundary of this and the application site. The two rear boundary line consists of large well established hedging which provides natural screening between No 23 and No. 25a. The occupiers of No. 25a have raised concerns that the Juliet balcony could impact their privacy. Should the proposal be constructed, a separation gap of approximately 20m will be retained. The distance combined with the degree of screening from a 3m plus hedge limits the extent to which the proposal can be seen. The extension and detached garage are unlikely to appear overbearing or visually intrusive or adversely impact these neighbours.
- 7.10 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.

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/17/00672 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:

Existing ground floor plan - S01
Existing section and floor plan - S02
Existing elevations - S03
Proposed ground floor plan - PL01
Proposed first floor plan - PL02
Existing and proposed elevations - PL03
Block/site plan - PL04

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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 flat roof area of the single storey rear extension hereby approved, shall not be used for the purposes of a terrace or balcony at any time whatsoever, but shall only be used for infrequent and occasional maintenance purposes only.

Reason: To safeguard the amenities of the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of any Town and Country Planning General

Permitted Development Order, no additional windows or other openings shall be constructed within the side or rear facing roof slopes of the first floor extension without the prior written approval of the Local Planning Authority.

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 2012.