
Site Address: 85 Geoffrey Avenue, Waterlooville, PO7 5BH
Proposal: Side and rear extensions, alterations to front elevation and the provision of rear and side dormers, including Juliet balcony to rear dormer.
Application No: APP/18/00181 Expiry Date: 11/04/2018
Applicant: Mr Ferati
Agent: Mr Tutton Case Officer: Bee Crawford
Robert Tutton Town Planning
Consultants Ltd
Ward: Purbrook
Site Visit Date: 13/03/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow and attached garage. It has a brown tiled pitched and hipped roof and elevations of cream painted render. The site is level and there is open vehicular access to the front leading to an area of block paving, with a 0.5 metre high wall to the north and 1.6 metre high wall and railings to the south and part of the front boundary. The rear garden is mainly laid to lawn with a patio area and paving with a large outbuilding adjacent to the rear boundary and is enclosed to all boundaries with fencing ranging in height from 1.4 metres to 1.6 metres.
- 1.2 The adjoining semi-detached bungalow is to the south, a modern detached two storey property is to the north, the side aspect of the rear garden of a property in Victoria Avenue is opposite and open farmland is to the rear. The area is of medium density with a mixture of detached and semi-detached bungalows and two storey semi-detached and terraced properties of similar age, different style and design.

2 Planning History

APP/11/01781 - Retention of attached single garage, permitted 24/01/2012.

APP/14/00745 - Side extension and roof alterations to front, side and rear to allow extended first floor living accommodation, incorporating rear balcony, refused 19/09/2014.

APP/15/00182 - Side/rear extension and roof alterations incorporating rear dormer; rear patio, permitted 09/04/2015.

APP/17/00053 - Retention of outbuilding in rear garden, permitted 08/03/2017.

3 Proposal

- 3.1 The proposal is for the construction of side and rear extensions, alterations to front elevation and the provision of rear and side dormers, including Juliet balcony to rear dormer.

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

Countryside Access Team

No comment received.

Open Space Society

No comment received.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

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.

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

7.3 The proposal would be visible from the public realm, and whilst the area predominantly consists of bungalows, it is noted there are numerous properties with similar types of development within the vicinity, consequently the proposed roof extension and front dormer would not be incongruous in the street scene. The proposed dormers are relatively large, but have been set in from the roof edge and considering there are many other examples of similar large flat roof dormers within the immediate area, it would be inappropriate to now resist the proposal for its impact in street scene terms.

7.4 With respect to the single storey side/rear extension, it would consolidate the existing extensions with the resulting property having a double bay to the front, with the extended pitched and hipped roof over, continuing with a flat roof extension of a modest

depth and height to the rear.

- 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 juliet balcony to the rear dormer could be perceived to increase the level of overlooking to the neighbouring properties, although a similar design could be constructed without planning permission and there are other examples of this type of development in the surrounding area. In order to maintain the privacy of the neighbouring properties, a condition is recommended restricting the use of the roof of the single storey rear extension as an amenity area.
- 7.7 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of the bathroom window at 83 Geoffrey Avenue. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.8 There is one roof light in the northern roof slope serving a new bathroom. However, the neighbouring dwelling to the north is a two-storey detached property set further back into its plot with a blank side gable facing the application site which would largely screen the proposed works. It is therefore judged no loss of amenity to this property is likely to occur as a result of the proposed development.

(iv) Parking

- 7.9 An anonymous letter of objection was received regarding the parking at the property and the surrounding vicinity. There is an increase in the number of bedrooms from two to four, as such in accordance with adopted car parking standards three off road car parking spaces are required. The site currently provides two off road car parking spaces together with the garage, however as a result of the proposal there will be a deficit of two spaces and the development will subsequently generate demand for two on-street parking spaces. Therefore given this situation, an assessment needs to be made as to whether the deficit of off road car parking, would have a significant adverse impact on the safety or free flow of the highway network.
- 7.10 A comprehensive parking survey technical note dated January 2018 was submitted which identified an average of 28 available spaces on Geoffrey Avenue which would comfortably accommodate the additional on-street parking demand associated with the development. Furthermore the survey also identified a total of 47 available spaces across the overall study area demonstrating considerable capacity within a 200m walk of the application site.
- 7.11 It is also noted the surrounding roads in the vicinity of the application site are not subject to any parking restrictions. As such taking into account the limited level of deficit in car parking spaces, together with the results of the survey and surrounding roads not being subject to any parking restrictions, it is considered that given this situation the development would not have a severe adverse impact on the safety or free flow of the highway network as set out in the National Planning Policy Framework (NPPF).
- 7.12 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).

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/18/00181 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 Juliet balcony hereby permitted shall not be brought into use until a method to prevent access to the roof area beyond has been installed. The barrier shall remain in place at all times 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 2012.
- 4 At no time shall the flat roof of the single storey extension hereby permitted be used as a balcony without prior written approval from 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Drg no. 02 Site plan
Drg no. 03 Existing floor and elevation plans
Drg no. 04A Proposed floor plans
Drg no. 05A Proposed elevations plan
Drg no. 0954-18-NJT Proposed block plan
Planning, design and access statement dated 09/02/18
Parking survey technical note dated January 2018
Reason: - To ensure provision of a satisfactory development.