
Site Address:	19 Billett Avenue, Waterlooville, PO7 7SZ		
Proposal:	Two storey side and rear extension. Single storey extension over existing ground floor conservatory.		
Application No:	APP/17/00546	Expiry Date:	14/07/2017
Applicant:	Mr & Mrs Lewis		
Agent:	Mr Davison	Case Officer:	Emma Chisnall
	iDraw Limited		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 19 Billett Avenue is a large detached two storey dwellinghouse situated at the southern end of Billett Avenue along a privately owned road. The dwellinghouse is positioned on sloped land from east to west and north to south and is constructed of facing brickwork with concrete tiles. Amenity space surrounds the site with the front being moderate in size and part hard-surfaced in order to accommodate two cars with an integral garage on site. To the front the curtilage boundary is constructed of a 1.8m timber fence.
- 1.2 To the rear of No 19 the amenity space is moderate in size and hard-surfaced up the perimeter of the site where the land level then drops to the stream that runs along the back of the dwellinghouses. Mature trees (some of which are TPO'd) form the rear curtilage boundary with varying heights and timber fencing 1.8m high surrounds the south side of the site with the largest area of amenity space laid as lawn.

2 Planning History

03/68938/000 - Erection of detached single storey storage building to the south west of the dwellinghouse., REF,21/01/2004
04/68938/001 - Erection of a single storey storage building to the south west of the dwelling house (resubmission)., PERM,16/04/2004
04/68938/002 - Retention of a shed to the north of the dwelling house., PERM,31/03/2004
06/68938/003 - Conservatory., PERM,23/10/2006

3 Proposal

Two storey side and rear extension. Single storey extension over existing ground floor conservatory.

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)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Now that Arboricultural information has been supplied I can confirm I have no objection to the proposal and a condition should be applied if permission is granted that the work be undertaken in accordance with the Arboricultural Report and Tree Protection Plan dated June 2017.

Environment Agency

No objection in principle to the proposed development. The applicant may need an Environmental Permit for Flood Risk Activities and it is recommended this is queried as the applicant wants to carry out work in, under and over or near a main river in the flood plain of a main river.

Planning Officer Comment: An informative shall be included with the decision advising that contact is made to the Environment Agency regarding the above.

Southern Water

Informative requested in relation to connection to the public foul or surface water sewer. Advice in relation to surface water drainage and that the site lies within the Source Protection Zone.

Ecology Comment:

The development is adjacent to a Priority Habitat of Inland Water.

Planning Officer Comment: Although the development is in close proximity to the protected habitat of inland water the development proposed to the rear shall be developed on already hard-surfaced land and as such is considered to not have a significantly harmful impact on this area.

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Concern raised by No 17 Billett Avenue regarding: * Over-looking and a loss of privacy caused by the proposed en-suite bathroom along the north-east elevation. * The lane and heavy trucks and lorries that will need access are going to take a toll on the already poor state of the narrow lane.	Please see section 7 of the report under 'planning considerations'.
Concern raised by No 20 Billett Avenue regarding: * The two storey development would decrease the amount of sunlight and outlook from No 20. * Inconvenience caused by numerous vehicles blocking the access to and from the property. We would request that all vehicles are parked off road to permit regular access to No 20.	Please see section 7 of the report under 'planning considerations'.

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) Storage of materials
- (vi) Trees
- (vii) CIL

(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 19 are considered to be large in size however the dwellinghouse is located within a streetscene that contains typically large scale dwellings that vary in design, size and position with examples of development present. Therefore the works proposed to No 19 are considered to not set a harmful precedent nor look significantly out of place. Although the development shall be viewable from the public domain it is acknowledged that No 19 is located at the end of a private road and with the larger two storey development positioned along the south side and not extending past the front elevation the works shall be screened in part by the existing dwelling and are therefore considered to have a limited an acceptable impact on the visual amenity of the locality.

7.4 The design of the proposed development is considered to be sound and follows the

existing roofline's and shape of No 19 and does not extend out past the front nor rear elevations. Although the works do not achieve a subservient position on No 19 due to the good design and not extending past the front and rear elevations on balance the development is considered to have an acceptable mass and bulk. Materials are proposed to be used that match that of the existing which should also ensure the development looks in keeping with No 19 and not out of place.

- 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 No 19 is a large dwellinghouse situated in a generous plot that can accommodate the proposed development whilst leaving an acceptable amenity space to the current and future occupiers.
- 7.7 Concern has been raised by the opposite neighbour No 20 that the proposed two storey development to the south shall impact light levels and outlook from the front windows. Although No 19 proposes to extend by two storey to the south the development shall increase the width of the house by 4m and shall retain a distance from the front elevation of the dwellinghouses by approximately 28m which is considered an acceptable distance and moderate width to ensure that the outlook of No 20 is not significantly impacted as a result of the development. No 19 is positioned to the east of No 20 and therefore there is concern that light levels could be impacted however on balance due to the distance the dwellinghouses are separated and that the design incorporates a hipped roof the impact of this is reduced. It was also noted following a site visit that No 19 is set in a lower position to that of No 20 reducing the impact further to an acceptable level that would not warrant a refusal of the planning application.
- 7.8 Concern has been raised by the neighbouring dwelling to the north No 17 that the proposed first floor window for the en-suite on the first floor extension to the east shall cause over-looking and a loss of privacy to the amenity space at No 17. A site visit was performed in order to assess the impact however as indicated on the plans the en-suite window shall be fitted with obscure glazing and be non opening unless higher than 1.7m from the finished floor level. The works therefore accord with the Borough Design Guide and these measures should ensure that the window does not lead to significant over-looking nor a loss of privacy and can therefore be considered acceptable. A condition shall be included with the decision for the development to be built in accordance with the plans which is considered a sufficient measure to ensure the en-suite window is installed as proposed. This proposed extension is considered to not lead to any significant additional impact due to the distance it is set away from No 17 to the north and that it is positioned to the rear of the dwellinghouse. The development can therefore be considered acceptable.
- 7.9 The extension to the family room to the rear has been assessed and is considered to have a limited and acceptable impact on neighbouring amenity levels due to its position to the rear on No 19, that it is single storey in height and shall be a moderately sized extension to the existing family room already in place. This should not lead to any significant additional harm and can therefore be considered acceptable.

- 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.

(iv) Parking

- 7.11 Concern has been raised by both neighbouring dwellings in Billett Avenue regarding the parking of vehicles during construction and the impact this shall have on the road and the access in particular to No 20. As a material planning consideration the Council would not be able to control the access road not being used however a condition shall be included with the decision requesting that prior to the work commencing at No 19 that a vehicle parking plan is submitted for approval by the LPA that should outline where construction vehicles shall be placed on-site throughout the construction period. This should ensure that no vehicles block the access to No 20 or any other dwelling along Billett Avenue which is considered to be an acceptable solution to the concern raised.

(v) Storage of materials

- 7.12 It shall be conditioned that a material storage plan is submitted prior to commencement of the development at No 19 for approval by the LPA to ensure that the storage of any materials are carried out onsite and do not cause a nuisance to neighbouring dwellings along Billett Avenue.

(vi) Trees

- 7.13 The Arboricultural Officer has been consulted in regards to the development and the TPO trees onsite. Supporting information has been submitted in the form of a Method Statement and Tree Protection Plan which the officer has found no objections with pending the works are carried out as according to the plan. A condition shall be included with the decision to ensure that the development accords with the information submitted to ensure that no significant harm occurs to the TPO trees onsite.

(vii) CIL

- 7.14 The works proposed to No 19 have been calculated and do not breach 100 sqm of new floor space and would therefore not be applicable to the payment of the Community Infrastructure Levy.

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/17/00546 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 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.

- 3 No development hereby permitted shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on site.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 No development hereby permitted shall commence until plans and particulars specifying the provision to be made for vehicle parking throughout construction have been submitted to and approved in writing by the Local Planning Authority. The approved vehicle parking shall be available prior to the commencement of any building works and throughout the contract period and no other vehicles shall be kept anywhere else on site.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 5 The development must be undertaken in accordance with the Arboricultural Report and Tree Protection Plan dated June 2017 supplied by *Sarah Johnston, Johnston Tree Consultancy*.

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.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Floor and Elevations Plan: Drawing No 17.219.102

Planning Statement: Received 19.05.2017

Proposed Block Plan: Drawing NO 17.219.101

Reason: - To ensure provision of a satisfactory development.