
Site Address:	18 Highbank Avenue, Waterloooville, PO7 5AP		
Proposal:	single storey rear extension		
Application No:	APP/17/00874	Expiry Date:	03/10/2017
Applicant:	Mr & Mrs Lambert		
Agent:	Mr Airey	Case Officer:	Karen Wooden
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Highbank Avenue is a residential road located at the western edge of the Borough. The road contains a mixture of detached and semi-detached properties of which the majority are two storeys in height. No. 18 Highbank Avenue is a semi-detached house which benefits from a small lawned area to the front and a driveway to the side.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Replace existing conservatory with a single storey rear extension, with roof lantern.

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: 3

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 proposed single storey rear extension 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 Highbank 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 extension is to be located to the north of the property and will not be visible, therefore having no impact on the occupiers of the properties to the south.

7.7 The property to the east (No. 16 Highbank Avenue) is a detached bungalow which extends further back than the application site. This neighbouring property does have windows to the western elevation, facing towards the application site. However the proposal will be obscured from site due to the mature hedgerow which forms the boundary treatment between the two properties. Furthermore the application shows no windows are to be included on the eastern elevation of the extension and therefore will not result in overlooking. The separation gap between the two properties is approximately 4m.

7.8 The rear garden of the application site backs onto the rear garden of No 12 Highbank Avenue. This property is accessed via an access road between no's 8 and 14

Highbank Avenue. Due to the house being located in excess of 20m to the north east of the proposed extension, it is not considered that this will result in a negative impact to the occupiers of this neighbouring property.

- 7.9 The property to the west (No. 20 Highbank Avenue) is attached to the application site. This neighbouring property benefits from a rear conservatory which currently extends further north than No. 18. The proposed plans show the extension will extend approximately 1m further north than the neighbouring conservatory. The eastern elevation of the neighbouring conservatory is constructed of clear glazed panels, whilst the western elevation of the current extension to the application site is constructed of both brick and clear glazing. The proposed elevations to the extension will be brick to match the existing dwelling, with no windows overlooking the neighbouring property. Due to the orientation of the properties it is not considered that the proposal will result in a significant loss of light to the neighbouring property. Furthermore the omission of windows to the western elevation will result in an increase in privacy to the occupiers of both the application site and No. 20.
- 7.10 Consequently, it is considered that the proposal will not 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/17/00874 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 and proposed plan - received 08.08.17

Reason: - To ensure provision of a satisfactory development.