
Site Address:	79 Durley Avenue, Waterlooville, PO8 8TZ		
Proposal:	First floor side extension		
Application No:	APP/17/01304	Expiry Date:	02/02/2018
Applicant:	Mr Johnston		
Agent:	Mr A Dunks	Case Officer:	Karen Wooden
	Andrew R Dunks Ltd		
Ward:	Cowplain		
Site Visit Date:	08/01/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey dwelling with brick facing elevations and a concrete tiled roof.
- 1.2 The front of the dwelling has been hardsurfaced to provide off road curtilage parking for several vehicles.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

First floor side extension above existing garage, to provide an additional bedroom and en-suite bathroom. A single storey rear extension showing on the plans can be constructed under Permitted Development and therefore does not require planning permission.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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: 5

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 proposal is to build an additional floor above the existing garage, which will include the addition of a first floor windows. The proposed windows to the front and rear elevations will be brown timber effect to match the existing windows.

7.4 A variety of differing materials are visible within the current streetscene of Durley Avenue, giving the properties individual character and a lack of uniformity. No proposed materials for the elevation of the extension have been confirmed, and therefore it is recommended that a condition is attached to this decision notice to state a sample of materials will have to be agreed in writing by the local planning authority, prior to the commencement of construction.

7.5 The property is set approximately 10m back from the highway which will reduce the visual impact on the public domain.

7.6 The first floor extension will, to some degree, erode the visual gap between the host dwelling and the adjacent neighbour, however, the neighbouring dwelling is set a sufficient distance from the shared boundary to avoid a significant impact on the visual amenities of the street.

7.7 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

- 7.8 Due to the location of the proposal it is not considered any significant impact would be caused to the occupiers of the properties to the north, east or south of the application site.
- 7.9 The property to the west (No. 81 Durley Avenue) is a two storey detached property, with an attached garage to the eastern elevation. This neighbouring property has no windows to the eastern elevation. No. 81 is set slightly further south than the application site, and has a large single storey extension to the side and rear.
- 7.10 The proposal is showing no windows are to be inserted into the western elevation. Although the proposal includes the addition of a window to the southern elevation, it is not considered that this would result in a significant impact to the occupiers of 81 Durley Avenue in terms of overlooking or loss of privacy.
- 7.11 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/17/01304 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:
Site layout plan - 4863/500
Location plan - received 08.12.17
Existing elevations - 4863/3
Existing first floor plan - 4863/2
Existing ground floor plan - 4863/1
Proposed elevations - 4863/6 (rev A)
Proposed first floor plan - 4863/5
Proposed ground floor plan - 4863/4
Cross section - 4863/7
Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have

been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.