
Site Address:	24 Cavendish Drive, Waterloooville, PO7 7PJ		
Proposal:	Single storey side and rear extension to existing dwelling.		
Application No:	APP/17/01147	Expiry Date:	28/12/2017
Applicant:	Mr Woodcock		
Agent:	Mr Ellwood	Case Officer:	Emma Chisnall
	HRP Architects		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 24 is a two storey detached dwellinghouse situated centrally in Cavendish Drive in Waterloooville. The dwelling is constructed of a mixture of cream render, tile hanging and concrete tiles. A small dormer is present along the north and south side elevation and the dwellinghouse has a barn-hip roof to the east and west. A single detached garage is present along the boundary to the north with part of the front amenity space laid with concrete to provide a parking provision for three cars in total. The remaining space to the front of the dwellinghouse is laid as lawn and surrounded with a low brick wall around the curtilage boundary with mature hedging in places.
- 1.2 To the rear the amenity space is adequate in size and laid as lawn. A mature tree is present along the north boundary which has a prominent appearance from the streetscene of Cavendish Drive. To the north 1.8m timber fencing is present around the curtilage boundary with high level hedging and this continues to the rear. To the south west of the application site the curtilage boundary between No 24 and No 22 is constructed of low brick wall.

2 Planning History

59/04807 - for the erection of twenty-four houses and garages on Plots C1-C22A, UNK, 19/08/1959
APP/17/00906 - 2 storey side and single storey rear extension with flue to existing dwelling., WD, 19/10/2017

3 Proposal

Single storey side and rear extension to existing dwelling.

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)

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)
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

Standing in the neighbouring property 26 Cavendish Drive is a large mature Oak tree. It is an important tree in the public domain. I have no objection to the proposal subject to the tree protection measures being implemented and adhered to, as per the Report by The Whitelands Project dated November 2017. Please condition this if consent is granted.

Planning Officer Comment: This shall be included as part of the decision.

Environmental Health

No objections but informatives advised regarding bonfires, working hours, light and dust.

Planning Officer Comment: These shall be included as part of the decision.

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
- (iv) Ecology
- (v) Trees
- (vi) 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 seeks permission to develop a single storey wrap around extension to the side and rear of No 24 which is considered to be of a sound design which appears subservient to the dwellinghouse with an acceptable mass and bulk. Although viewable from the public domain the works are set in from the front elevation which reduces the prominence of the development from Cavendish Drive creating an acceptable impact on the character of the area and streetscene.
- 7.4 Materials are proposed to match that of the existing in the majority which shall ensure the development looks in keeping to No 24 and not out of place. Grey UPVC is proposed for the windows which is considered to not be an obtrusive colour that would look out of place in the palette of the greater streetscene and is therefore considered to be acceptable.
- 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 works are considered to impact the adjacent neighbours No 22 and No 26 Cavendish Drive but it is acknowledged that no objections have been made regarding the proposal.
- 7.7 Both No 24 and No 26 Cavendish Drive are set sufficiently off the shared boundary between them and both have single bay garages in place along the boundary that provides a high level of screening alongside the 1.8m timber fencing and mature hedging. The works proposed to No 24 shall remove the garage and replace it with a single storey side extension which shall be set off the boundary and be single storey in height with a hipped roof. With the retained screening provided from the garage at No 26 the impact of the development is considered, on balance, to create a limited and acceptable impact on No 26 and with no windows proposed within the side elevation privacy levels are considered to be maintained with no over-looking caused as a result.
- 7.8 No 22 is to the south of the site and as such the works are considered to not lead to a loss of light nor appear over-bearing or create shadowing due to this position and that the development shall be set off the shared boundary and single storey in height. New fenestration is proposed along the ground floor side elevation of the existing house where an existing large window is proposed to be replaced with a two smaller windows for a study and W/C. Due to the reduction in the window size the impact caused as a result when compared to the existing is considered to be improved and can be considered to be acceptable. A new window is proposed along the south side elevation to serve the proposed lounge however it is noted that this would be in line with the 2m hedging between the dwellings and the garage in place at No 22 therefore creating sufficient screening from the development and creating an acceptable impact with limited over-looking.
- 7.9 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).

(iv) Ecology

- 7.10 Ecology have made comments in relation to the scheme however the works are considered to be modest in size and shall be developed in part on existing hard-surfaced land. Therefore it is considered that no additional information is required as part of the application and the impact caused is limited and acceptable.

(v) Trees

- 7.11 The Arboricultural Officer has been consulted in regards to the proposal. No objection has been made but a condition shall be included with the decision to ensure that the works are carried out are in accordance with the supporting information submitted.

(vi) Parking

- 7.12 The total number of bedrooms at No 24 shall be retained as a result of the development however with the loss of the garage the parking provision onsite is not sufficient to meet with the Borough's Parking Standards SPD for a 4 bedroom dwelling. A parking plan has been submitted with the application to show that three parking spaces can be accommodated to the front of the site to the sizes required. This shall be conditioned to be carried out and retained as part of the decision which is considered sufficient to address this concern.

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/17/01147 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:

Proposed Site Plan Showing Parking Provision: Drawing No 8689 16
Proposed Elevations Plan: Drawing No 8689 18
Proposed Floor Plans: Drawing No 8689 17
Proposed Perspective Plans: Drawing No 8689 19
Tree Report: Received November 2017 by The Whitelands Project

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials shall be carried out as outlined in the application form or 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.

- 4 The development must be undertaken in accordance with the Tree Report dated November 2017 supplied by *The Whitelands Project*

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.

- 5 The car parking, servicing and other vehicular access arrangements shown on the approved plans Drawing No 8689 16 to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.