
Site Address:	61 Geoffrey Avenue, Waterlooville, PO7 5BH		
Proposal:	Construction of front dormer and single storey rear extension.		
Application No:	APP/17/00001	Expiry Date:	28/02/2017
Applicant:	Mr Newing		
Agent:	Mr A Dunks	Case Officer:	Harriet Pitney
	Andrew R Dunks Ltd		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a single storey bungalow located on the western side of Geoffrey Avenue comprising elevations of brick construction and a concrete tiled pitched roof. The site is slightly sloping (with a north to south incline).

The property is currently in a dilapidated condition and as a result undergoing various construction works. The property does currently benefit from an open area to the front and also a single storey conservatory to the rear. Access to the rear of the property is obtained via a shared access which runs between (61 & 63 Geoffrey Avenue).

The area is residential in nature with a medium to high density of dwellings adjacent to the site all of a similar age, style and design. There is a relatively large area of open space to the rear of the property.

2 Planning History

None relevant.

3 Proposal

This application is for the construction of a front box dormer and the erection of a single storey rear extension measuring 6 metres in depth, 5.7 metres in length and 3.8 metres in height.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Not 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: 1

Comment	Officer Comment
The extended building will become effectively a 4-bedroomed house. Havant Borough Council has, in the past, insisted on adequate off-road parking provision being made for a house of this size, which may house people with up to 4 vehicles.	Please see section 7 of the officer report- an amended parking layout has been received from the agent showing two offroad parking spaces to be provided which is in accordance with Havant Borough Councils Adopted Parking Standards.
This development should provide at least 2 off-road parking spaces, in order to avoid vehicle overcrowding on Geoffrey Avenue, which can hamper the access of emergency vehicles and block the lighting from the pavements.	

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 to be acceptable in principle subject to the usual development management criteria.

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

7.3 There are a number of properties within the streetscene of Geoffrey Avenue that have been extended previously with front dormers similar to the proposal (specifically the two adjacent neighbours either side of the application site (59 & 63 Geoffrey Avenue). On

this basis, a precedent has been set within the immediate locality for this type of extension to the roof.

- 7.4 Whilst the proposal would be visible from the streetscene, given the other examples evident within the immediate locality, the scale, siting and design of the proposal is considered to reflect the existing character of the streetscene and therefore accords with the principles and objectives of Policy CS16 of the HBLP (Core Strategy). It is important to note that the gable lift and rear dormer shown on the proposed plans and currently under construction does not form part of this application and is being constructed under Permitted Development.
- 7.5 The single storey rear extension would not be visible from the public realm and therefore it is not considered that this aspect of the proposal would result in any detrimental impact on the visual amenity of the locality. Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main dwellinghouse and is therefore considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.6 Considering other residential properties nearby (and specifically the adjacent neighbouring properties No. 59 & 63 Geoffrey Avenue) have inserted dormers to both the front and rear of the property, the additional potential overlooking from the proposed front dormer would not be considered to be significant in an established area. As discussed above, the gable lift and rear dormer shown on the proposed plans do not form part of this application and are being constructed under Permitted Development.
- 7.7 In terms of the proposed single storey rear extension, it is acknowledged that both neighbours on either side of the application site have extended their properties to the rear by way of a single storey extension. Whilst the extension at 61 Geoffrey Avenue is relatively large in terms of its depth, it is important to note that the proposed addition would not extend past the existing development at No. 59 Geoffrey Avenue. Furthermore, No. 63 Geoffrey Avenue have also extended their property to the rear and whilst the proposed extension would marginally extend beyond this development, there is a separation distance of approximately 2.7 metres between these properties. This property also benefits from a single storey detached garage to the rear. On this basis, it is not considered that the proposed development would result in any loss of light, privacy, outlook or appear overbearing to any of the adjacent neighbouring properties. The rear boundary of the application site bounds an area of green open space.

(iv) Parking

- 7.8 Having reviewed the details submitted as part of this application, an amended site layout plan was submitted to the Council showing the proposed two off-road parking spaces to be provided to the front of the property which appears to be in accordance with Havant Borough Councils Adopted Parking Standards.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of Havant Borough Councils Core Strategy, 2011. The proposal is therefore considered to be appropriate and is recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00001 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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan- received 3rd January 2017
Amended site layout plan- received 1st February 2017
Roof plan- received 3rd January 2017
Existing ground floor plan- received 3rd January 2017
Existing elevations- received 3rd January 2017
Proposed ground floor plan- received 3rd January 2017
Proposed first floor plan- received 3rd January 2017
Proposed elevations- received 3rd January 2017
Cross section- received 3rd January 2017
Reason: - To ensure provision of a satisfactory development.