
Site Address: 5 Highfield Avenue, Waterlooville, PO7 7PY
Proposal: Single storey front extension including conversion of existing garage.
Application Type: Full Planning Permission
Application No: APP/24/00396 Expiry Date: 18/07/2024
Applicant: Mr Butler
Agent: Mr Andrews Case Officer: Denise Sheath
SDA Planning and Architecture
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the corner of Highfield Avenue and London Road and comprises a two-storey dwelling of brick and tile construction. Whilst the address is Highfield Avenue, the property mainly fronts onto London Road. It has a 1.8m high boundary wall which extends around the perimeter of the site, forming the front boundary with London Road with a lower brick wall approximately 1.4m in height to the southern boundary facing Highfield Avenue and to the northern shard boundary the neighbouring property at No. 386 London Road.

2 Planning History

06/71150/000 - First floor side extension to the north elevation. PERM - 28/02/2006
APP/13/00014 - Single storey rear extension, following removal of existing conservatory and office and garage conversion. PERM - 07/03/2013

3 Proposal

Single storey front extension including conversion of existing garage.

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

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required

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: 10

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) 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 development is to convert the existing integral garage into a habitable room to be used as a playroom area. The proposal would include the removal of the existing garage door and an extension of the front northern elevation. The proposed front extension would have a depth of 1.8m with a width of 3.3m, the roof of the extension would have an eaves height of 2.7m with a maximum height of 4.2m attaching to the existing front porch canopy roof. The garage door would be replaced with facebrick work and 1No. window. The materials to be used will match the existing materials of the dwellinghouse and would not create a harmful visual impact upon the character of the streetscene.

7.4 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

7.5 The proposed works are not considered to have a negative impact on any nearby neighbouring properties.

- 7.6 Consequently it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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

- 7.7 The proposal would involve the removal of a parking space provided by the garage. In accordance with the Council's Residential Parking Standard SPD, 3 spaces are required for a property of this size. The proposed block plan has shown that there is sufficient space to the front of the house to provide off road parking for a minimum of 3 vehicles. Accordingly, it is recommended that a condition be attached to the planning permission to require that the parking spaces shown are provided and retained.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00396 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:

Application Form - Received 23 May 2024

Location Plan, Existing and Proposed Block Plan - Drawing No.1 - Received 23 May 2024

Existing and Proposed Front and Rear Elevations - Drawing No. 2 - Received 23 May 2024

Existing and Proposed Side Elevations - Drawing No. 3 - Received 23 May 2024

Proposed Floor Plans - Drawing No. 5 - Received 23 May 2024

Proposed Front Otho Drawing Nos. 7 & 8 - Received 23 May 2024

Reason: To ensure provision of a satisfactory development.

- 3 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.

- 4 The development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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.