
Site Address: 42C Gladys Avenue, Cowplain, Waterloooville, PO8 8HS
Proposal: Single storey rear extension, revised fenestration and garage conversion with confirmation of parking provision for 4 vehicles.
Application Type: Full Planning Permission
Application No: APP/24/00299 Expiry Date: 14/06/2024
Applicant: Mrs Holloway
Agent: Mr Lancaster Case Officer: Robert Riley
 JB Architecture
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a two storey dwellinghouse located in Waterloooville featuring 2No dormers on its front elevation. The dwelling features brickwork to form the external walls, with tiles in a pitched hip design to form the roof. The site features ample parking to the front of the property fronting onto Gladys Avenue, with a modest garden to the rear with a TPO tree overhanging No.42C's boundary treatment into the curtilage.
- 1.2 The application site is in an area that could be considered both urban and residential, with the nearby character of the street featuring similarly sized brickwork dwellings.

2 Planning History

APP/11/01275 - Construction of 2No. 3 bed houses including associated access, car parking and landscaping., PERM,28/03/2012
APP/12/00434 - Discharge of Condition No/s 2, 4, 6, 7, 8, 11, 13, 16 and 18 of Planning Permission APP/11/01275., UNK,
APP/12/01296 - Discharge of Condition No/s 2, 4, 6, 7, 8, 9, 11, 13, 16 and 18 of Planning Permission APP/11/01275. PERM,04/02/2013

3 Proposal

- 3.1 There are 3 proposals to the application site:
- Single storey rear extension with 2No Rooflights and canopy overhang with a proposed maximum height of 2.9 metres a proposed depth of approximately 4.7 metres and a proposed width of approximately 6.7 metres
 - Revised fenestration of rear and front elevations
 - Garage conversion with confirmation of parking provision for 4 vehicles.

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)
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)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Chichester Harbour Conservancy

No comments received

Councillor Andrew Briggs

No comment received

Councillor D Keast - Cowplain

No comment received

Councillor Neil Bowdell - Cowplain

No comment received

Natural England Government Team

No comments received

Royal Society for the Protection of Birds

No comments received

Hampshire County Council Arboricultural Consultancy

The Hampshire County Council Arboricultural Consultancy originally commented

1. I have carried out a review of the relevant documents available on the HBC planning portal and provide the following comments. Please note this is as desktop review only, as I have not had instruction for a site visit. In the absence of a site visit I must assume any submitted descriptions and assessments of the trees and the site to be true, fair, and accurate.

2. No arboricultural information is available on the portal; therefore I assume none has been submitted.
3. The applicant has stated in the application form, that there are no trees within falling distance of the property. However, there is a large tree to the rear of the property that is subject to a Tree Preservation Order. As such the application will require a Tree Survey and Arboricultural Impact Assessment, prepared in accordance with BS5837:2012, to be submitted.

In light of further information through an Arboricultural Method Statement, the Hampshire County Council Arboricultural Consultancy was reconsulted, whereby they stated

1. I have carried out a review of the relevant documents available on the HBC planning portal and provide the following comments. Please note this is as desktop review only, as I have not had instruction for a site visit. In the absence of a site visit I must assume any submitted descriptions and assessments of the trees and the site to be true, fair, and accurate.
2. I have reviewed the now submitted Arboricultural Method Statement (AMS) Reference: 1366.bjh.June24. This provides adequate provisions to protect the tree from construction damage.
3. In summary, I have no concern regarding the proposal, but I recommend adherence to the submitted AMS is made a condition of any planning consent.

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: 11

Number of site notices: 1.

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) Tree the subject of a Tree Preservation Order (TPO)
- (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 works would only be readily visible upon the streetscene with regards to the proposed garage conversion and the installation of a window on the front elevation, as the rear extension would be shielded by the existing dwelling.
- 7.4 The works to convert the garage into a play room and revised fenestration of the front elevation to serve this room is considered externally to be in keeping with the existing dwelling and is considered acceptable upon the streetscene.
- 7.5 The works to construct a rear extension upon the dwelling would feature a flat roof extension with 2no rooflights and a canopy roof overhang to be constructed to the rear of the dwelling. With regards to this, the works would receive shielding from trees and the existing boundary treatment of the curtilage of the application site. Furthermore, the works to the application site would be single-storey and have an approximate height of only 2.9 metres thereby lessening the sense of the scale of the proposed works upon the dwelling, with regards to this, officers consider that this proposal would be in keeping and subservient to the main existing dwelling and therefore acceptable.
- 7.6 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

- 7.7 To the southwestern and northeastern sides of the application site are properties at Nos 40a and 44a Gladys Avenue. Due to proximity, the main impact to assess would be in regard to these two properties. Due to the nature and location of the works, properties to the front and rear of the application site are considered to have acceptable impacts upon them. As the works to convert the garage would replace movements that are taking place, officers are satisfied that this aspect of the works would have an acceptable impact upon neighbours. Furthermore, the revision of fenestration on the front elevation would face onto the public realm and is considered acceptable.

No.40a Gladys Avenue

- 7.9 To the southwestern side of the application site is No.40a Gladys Avenue. It has been considered important to assess the impact of the rear extension on this dwelling due to proximity. The rear extension proposes no new fenestration facing No.40a and therefore officers are satisfied that there would be no unacceptable increase of overlooking towards this property.

- 7.10 Officers note furthermore, that there is one side window on the side elevation facing No.42a, However, officers note that this window is already significantly impacted by a lean to in close proximity and the existing dwelling and that this rear extension would not significantly further increase any overshadowing of this window, officers are therefore satisfied that the rear extension would not cause unacceptable overshadowing of this side elevation. However, officers note there is fenestration on the rear elevation of No.40a. Regarding this fenestration and the potential for overshadowing, the agent sent over amended floor and elevation plans to show the 45 degree angle test from the Havant Borough Design Guide SPD. The 45 degree angle test provided by the agent has not been drawn so that it fully comply with the test set in Havant's Design Guide SPD, However, due to the modest height of the proposal, officers are satisfied from the site visit that this proposal would have an acceptable impact regarding overshadowing and would not be overbearing, and would therefore have an acceptable impact upon No.40a Gladys Avenue.

No.44a Gladys Avenue

- 7.11 To the northeastern side of the application site is No.44a Gladys Avenue. It has been considered important to assess the impact of the rear extension on this dwelling due to proximity. The rear extension would feature a separation distance from No.44a's curtilage of approximately 1.4 metres. On the extension's northern elevation, it would feature new aluminium doors facing No.44a, however, it is noted due to shared boundary treatment on No.44's higher land, that this fenestration would be facing this boundary treatment, and would not unacceptably increase overlooking of the rear garden or No.44a's conservatory.
- 7.12 Furthermore, due to the rear extension and the potential for overshadowing and a sense of overbearing, it has been considered important to assess these impacts. Regarding this, the agent provided amended floor and elevation plans to show the 45 degree angle test from the Havant Borough Design Guide SPD. The test, showed that it would meet the test regarding height. Officers note that with regards to depth that there may be some potential overshadowing of the side of the conservatory, but that this would not serve as the primary source of light to this conservatory, furthermore, it is considered to not materially impact on the amenities of this neighbour property with regards to overshadowing and the or a sense of overbearing and is therefore considered acceptable.
- 7.13 Consequently, it is considered that the proposal would 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) Ecology

- 7.14 The application site, is within 50 metres of a Lowland Mixed Deciduous Woodland, which has been found to be a priority habitat, however, having regard to the domestic scale of the proposal, it is not considered that this development would have a harmful impact on this priority habitat, and would therefore accord with policy DM8 of the HBLP.

(v) TPO tree

- 7.15 Due to a large TPO tree overhanging the curtilage of the application site, the Hampshire County Council Arboricultural Consultancy (HCCAC) was consulted during the application process. In light of this the HCCAC originally commented " *However, there is a large tree to the rear of the property that is subject to a Tree Preservation Order. As such the application will require a Tree Survey and Arboricultural Impact Assessment, prepared in accordance with BS5837:2012, to be submitted*". In response, the agent submitted an Arboricultural Method Statement. The (HCCAC) was reconsulted in light of this, whereby they stated "*I have reviewed the now submitted Arboricultural Method Statement (AMS) Reference: 1366.bjh.June24.*" "*This provides adequate provisions to protect the tree from construction damage*", they also stated "*In summary, I have no concern regarding the proposal, but I recommend adherence to the submitted AMS is made a condition of any planning consent*". If permission is granted it is recommended that such a condition is imposed on the decision notice, which has been agreed with the agent. In light of this condition, officers consider that this proposal would have an acceptable impact with regards to the TPO tree, with due regard to policies CS:11 and DM8 of the HBLP.

(vi) Parking

- 7.16 The works seek to convert the garage, which if used as a parking space, would remove a potential parking space on the application site. In light of this, it is shown on the existing and proposed plans that the driveway would be able to fit 4 cars on it, which would meet the Havant Borough Parking SPD's standards, therefore, officers are satisfied that this proposal would have an acceptable impact upon parking in the locality.

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/24/00299 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:

Drawing Number: 09 Revision A: TREE CONSTRAINTS PLAN 1: Uploaded 14/6/24

ARBORICULTURAL METHOD STATEMENT: Uploaded 14/6/24

LOCATION PLAN: Uploaded 19/4/24

Drawing Number: 04 REV C : PROPOSED FLOOR PLANS: Uploaded 19/4/24

Drawing Number: 04 REV F - 45 DEGREE ANGLE TEST - Depth: Uploaded 12/6/24

Drawing Number: 08 Revision A: TREE PROTECTION PLAN: Uploaded 14/6/24

Drawing Number: 01 REV A: SITE AND LOCATION PLANS: Uploaded 19/4/24

Drawing Number: 05 REV C: PROPOSED ELEVATIONS: Uploaded 19/4/24

Drawing Number: 05 Revision E: 45 DEGREE ANGLE TESTS - Height: Uploaded 12/6/24

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, 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 hereby approved shall be constructed in accordance with the Arboricultural Method Statement Reference: 1366.bjh.June24.

Reason: To ensure that trees are adequately protected from damage to health and stability throughout the construction period in the interests of amenity. This is with due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.