

DELEGATED OFFICER REPORT

Site Address:	31 Newlands Avenue, Waterloooville, PO7 5FH		
Proposal:	Single storey rear extension (Retrospective).		
Application Type:	Retrospective Planning Permission		
Application No:	APP/24/00654	Expiry Date:	24/10/2024
Applicant:	Ralph Lee		
Agent:	Glenn Bramble-Stewart	Case Officer:	Jennie Fox
Ward:	Stakes		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 31 Newlands Avenue is a detached two storey house to the north-west of Newlands Avenue. The property is set well back from Newlands Avenue behind a grass verge, wide footpath, and driveway and is constructed of brick and render with hung tiles to the first floor frontage beneath a plain tile roof. The rear garden is approximately 11m in length, faces north-west, and backs on to Trenchard Close. It is enclosed by close-boarded fencing to the north-east and south-west and by an approximately 2.1m high wall to the north-west where it meets Trenchard Close.
- 1.2 The surrounding area is a new build residential estate. The application site is not within any designated areas. Permitted Development Rights have been removed in this location.

2 Planning History

APP/15/01399 - Application for non-material change to Planning Permission
APP/10/00828 Design Code relating to kerb stones (Employment Hub only) and carriageways (site wide)., PERM,12/01/2016
APP/17/00414 - Approval of the siting, scale and appearance of the Youth Shelter is sought. The following plans are submitted for approval; Town Park Masterplan - D2403 L.100 Rev 03 Detailed Hard Landscape Plan - Skate Park, MUGA & Youth Shelter - D2403 L.206 Rev 7 Detailed Soft Landscape Plan 4 of 4 - D2403 L.304 Rev 6 Indicative Site Sections D - d - D2403_L.453 Rev Landscape Design Statement A4 Hoop Shelter A4 Hoop Shelter Dimensions Photo examples of the proposed youth shelter, UNK,
APP/18/00952 - Phase 8 Written Scheme of Investigation for Archaeological Strip, Map and Record Investigation, UNK,
APP/19/00302 - Application for non-material change to Planning Permission
APP/14/00032 relating to change of house type of Plot 1 from Tower house type to Shaftesbury house type and associated double garage., PERM,12/04/2019
APP/21/00643 - Application for Deed of Variation to S106 dated 30 March 2012 pursuant to Planning Permission APP/10/00828., PERM,
APP/23/00444 - Application for Non-material amendment to Planning Permission
APP/21/01259 relating to split Plot 60-63 4 block terrace into two semi-detached units. , PERM,17/11/2023

APP/23/00824 - Application for Non-material amendment to Planning Permission APP/21/01259 relating to substituting two plots to an existing house type on site., DEL,

APP/24/00578 - Reserved Matters application pursuant to outline application APP/10/00828/ (and WCC 10/02862/OUT) and approval of conditions 6 (i) a), b), c), and d), and conditions 3, 6 (ii) a), b), e), f), i) o), 7, 10 and 11, for approval of landscape detail and access for the town park and layout and appearance of the park and multiple sports area., DEL,

3 Proposal

Single storey rear extension (Retrospective).

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Councillor Elizabeth (formerly Dianne) Lloyd
None received.

Councillor S Milne
None received.

Councillor Simon Hagan
None received.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
As local residents, we write in support of this application. The properties on the west of Waterloooville development, Yew Gardens, have been built criminally short of ground floor living space when compared to the number of bedrooms within. This is mostly due to the incorporated garages. We encourage other local residents to tastefully extend their properties to accommodate additional living space in their homes, thus making the local area more appealing. It should also be noted that this change is to the rear of the property and so has no material impact on the outward appearance of this home. Furthermore, whilst living in close proximity to this property we have already suffered the effects of the building work and look forward to its completion so that the parking disruption is concluded.	No further comment.

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) Biodiversity Net Gain (BNG)

(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 This application is retrospective and is for a single storey rear extension. The extension is a length of 3.1m, as measured from the rear of the host dwelling, is inset from the north-east wall by 0.3m, and is approximately 3.45m wide. The extension does not extend the full width of the property. The height to the ridge is approximately 3.4m and the roof has a north-west facing glazed gable. The eaves height adjacent to the boundary is approximately 2.45m. The extension houses a garden room accessed internally from the kitchen of the host dwelling. It has corner bifold doors facing into the rear garden and a small high-level roof light to the south-west roof slope. The extension is finished in materials to match the style and appearance of the host dwelling.
- 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 To the south-west is No.29 Newlands Avenue. The proposed addition is approximately 6.58m away from the south-west boundary and separated from No.28 by a high close-boarded fence. As such it has little to no impact on No.28.
- 7.6 To the north-east is No.33 Newlands Avenue. Although it is only 0.3m from the north-east boundary, the addition is separated from No.33 by a high close-boarded fence and boundary planting and does not therefore impact the view from any primary windows. The offset to the boundary prevents overhanging and the roof of the addition has been designed to minimise impact on the neighbour by pitching away from the boundary.

(iv) Biodiversity Net Gain (BNG)

- 7.7 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.
- 7.8 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.

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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/24/00654 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

EXISTING FLOOR PLAN 31 NEW AVE 01
EXISTING ELEVATIONS 31 NEW AVE 02
EXISTING ELEVATIONS 31 NEW AVE 03
PROPOSED FLOOR PLAN 31 NEW AVE 04
PROPOSED ELEVATIONS 31 NEW AVE 05
PROPOSED ELEVATIONS 31 NEW AVE 06
BLOCK PLAN 31 NEW AVE 07
SITE PLAN 31 NEW AVE 08
LOCATION PLAN 31 NEW AVE 09

Reason: To ensure provision of a satisfactory development.