

DELEGATED OFFICER REPORT

Site Address: 137 Park Avenue, Waterlooville, PO7 5HQ

Proposal: Single storey extension and raised patio the rear. Obscurely glazed screening is proposed along the northern elevation of the raised patio area at a height of 1.8m from the platform level.

Application Type: Full Planning Permission

Application No: APP/24/00758 **Expiry Date:** 25/11/2024

Applicant: Mr Yule

Agent: Miss Travers-Ayre **Case Officer:** Denise Sheath
Thorns - Young Ltd

Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

137 Park Avenue, Waterloooville, is a two storey semi detached property constructed with red brick with white render to the first floor side and first floor rear elevation. The property has a tiled roof with a large dormer faced with dark grey cladding located to the rear roof slope. The rear of the property currently benefits from a rear extension, and raised timber patio area. A detached garage is located to adjacent to the rear southern boundary. The rear garden is set a lower level and is predominately laid to lawn. The rear and rear side boundary treatments consist of 1.8m close boarded wooden fencing. The frontage of the property is block paved to allow for parking of vehicles. The front and front side boundary treatment consists of a brick wall with a metal bar entrance gate to the front elevation.

2 Planning History

APP/21/00072 - Application for Certificate of Lawfulness relating to proposed dormer to pitched roof at rear elevation and fitting of new Velux roof lights to front elevation.
PERM - 04/03/2021

3 Proposal

Single storey rear extension and internal works.

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)

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary of objections:

Concern regarding to the height of the extension due to the differing floor levels due to the application site being on higher ground.

Officer Comment: See Section 7 of the report.

Concern regarding Loss of light to the windows of the conservatory and patio garden area.

Officer Comment: See Section 7 of the report.

Concern regarding drainage and increase of run-off water from the roof of the extension into neighbouring property.

Officer Comment: The Agent has confirmed that the external guttering and down pipes will not overhang the boundary or effect the neighbouring properties; in other respects the provision of drainage to a householder extension is a matter for the Building Regulations rather than Planning.

Concern regarding materials and maintenance.

Officer Comment: The materials to be used in the construction of the extension would be similar in appearance to those used on the existing property. Any maintenance concerns would be a civil issue between the parties involved.

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 Following the demolition of the existing rear extension a larger single storey rear extension is proposed. The proposed replacement rear extension would have a depth of approximately 4.6m from the rear north western elevation, spanning a width of 4.25m, dropping in depth by 2.1m before spanning a further 1.4m, then dropping a further depth of 2.4m attaching to the rear south western elevation. The proposed extension would have a flat roof at a maximum height of 4m. The proposed materials to be used on the exterior of the extension would be brickwork and cladding to match the existing materials at the property.
- 7.4 A small raised patio with steps leading to the garden area below is proposed adjacent to the north western element of the extension, this would replace the existing raised patio area. The new raised patio area would have a depth of 1m spanning 4.25m in width. A 1.8m high obscurely glazed balustrade is proposed to the northern elevation of the raised platform area with a 1m glass balustrade to the southern and western elevations - the raised platform would have steps leading down to the rear garden area. The application site slopes from east to west and south to north due to being located on the rear of Portsdown Hill.
- 7.5 Due to its location to the rear of the existing property the proposed extension and raised patio area would not be readily visible from the public realm and are therefore not considered to have a harmful impact upon the visual character of the streetscene.
- 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 The proposal would have a distance of approximately 36m from the rear boundary, with a further distance of 52m to the rear facing elevation of the neighbouring property to the rear (No.36 Serpentine Road). It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.
- 7.8 The proposed extension would have a distance of 2m to the southern side boundary with a 5m distance to the side facing elevation of the neighbouring property to the south (No. 135 Park Avenue). The proposed extension is not considered to appear overbearing or lead to a loss of light, outlook or loss of privacy. It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.
- 7.9 The proposed extension would be constructed along the shared boundary with the neighbouring property to the north (No.139 Park Avenue). The proposed extension would protrude a further approximate 2m than the existing conservatory located to the rear of No.139. Although there may be a slight loss of light to the nearest window to the extension, this window is not the primary light source to the room in which it serves, the conservatory also has other sources of natural light from the French doors and another window along the same elevation which would not be unacceptable impacted by the proposed extension. Therefore the slight loss of light would be

considered acceptable. As the application site is located on a higher ground level than the neighbouring property at No.139, the proposed extension could be considered to appear slightly overbearing. Due to the extension only protruding a further approximate 2m than the existing conservatory at No.139, on balance, the impact would be considered limited and would not justify refusal of the application. The proposed extension may create a slight loss of light to the rear patio area directly adjacent the extension, it is considered the impact from the proposed extension would be limited and again would not justify refusal of the application. Notwithstanding this the proposed extension is not considered to lead to a loss outlook or loss of privacy. It is therefore considered any impact upon this neighbouring property would be limited and acceptable.

- 7.10 A 1.8m high obscurely glazed balustrade screen will be erected along the northern elevation of the proposed raised patio area which would alleviate any overlooking concerns from the raised patio area to the neighbouring property to the north (No.139). The raised patio area would not be readily visible to the neighbouring property to the south (No.135) and would be screened by the existing garage within the application site and the garage adjacent the shared boundary within the curtilage of No.135. It is therefore considered any impact upon these neighbouring properties from the raised patio area would be limited and acceptable.
- 7.11 It is noted many of the properties along this section of Park Avenue have some form of raised patios adjacent their rear elevations which lead to the rear garden areas which are located at a lower level.
- 7.12 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).

(iv) Biodiversity Net Gain (BNG)

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

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/24/00758 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:

Location Plan - Received 02 October 2024

Block Plan - Received 02 October 2024

Proposed Plans - Drawing No. 8188.24.2 REV D - Received 12 November 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 Prior to the first use of the raised patio area hereby permitted the proposed glass balustrade screen on the northern side elevation of the raised patio area shall be provided and obscurely glazed and retained at a height of 1.8m from the patio level. The glazing shall have an obscuration level no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and the balustrade screen shall be retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.