
Site Address:	55 Geoffrey Avenue, Waterloooville, PO7 5BH		
Proposal:	Rear single storey extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00127	Expiry Date:	15/04/2024
Applicant:	Mrs V Cairns		
Agent:	Mr D Treagus	Case Officer:	Robert Riley
	Derek Treagus Associates		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached one-storey dwelling located in Widley. The application site features a paved front garden and part paved rear garden with fields behind, with a shared side path leading to a garage to the side. The property's materials feature painted cream render to form the external walls and brown concrete tiles to form the roof.
- 1.2 The application site is in an area that could be considered both urban and residential, with the character of the road featuring one storey rendered properties with roof alterations and front dormers in evidence.

2 Planning History

No relevant history.

3 Proposal

There are 2 elements proposed to the application site:

- Rear single storey extension following removal of conservatory, with a proposed maximum approximate height of 2.9 metres a proposed maximum approximate depth of 7.4 metres and a proposed approximate width of 7.3 metres.
- Removal of 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)

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

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

5 Statutory and Non Statutory Consultations

Councillor Husky Patel

No comment received

Councillor Ms C Diamond - Purbrook Ward

No comment received

Councillor Ryan Brent

No comment 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: 3

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) 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

Character bulk and the streetscene

- 7.3 The works would be visible in the streetscene with regard to the intention to remove the garage, however this element would not require planning permission and is acceptable. The rear extension work would only be readily visible at certain vantage points on the street with limited views being afforded to the set back addition.
- 7.4 Whilst the extension would be deep with a proposed long flat roof section extension connecting to the existing rear extension, its single storey nature and flat roof design result in a generally subservient addition on balance meeting the requirements of policy CS16. It is considered that due to the extension works only being readily visible when viewed the shared side path for No's 55 and 53 and that furthermore, nearby properties Nos 51, 61 and 63 feature rear extensions and depths of a similar scale to this proposal, that the proposal would have an acceptable impact regarding the character of the area and the streetscene.

Materials

- 7.5 The external walls would match the existing dwelling, this is considered acceptable. The roof would be flat roof and feature EPDM, this is considered 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 Due to the nature of the works properties to the front of this dwelling would not be impacted. It has been considered that the proposals relationship to No's 57 and 53 to the northern and southern sides of the application site with regards to proximity would be important to assess. Due to no proposed side windows and, the rear fenestration facing fields, it is considered that overlooking would not increase from these works.

No.57 Geoffrey Avenue

- 7.8 To the northern side of the application site is No.57 Geoffrey Avenue. The proposal would extend the dwelling approximately 2 metres behind the rear building line of No.57. It is considered that this would potentially impact upon overshadowing concerns of this property. With regards to this, the 45 degree angle test was applied to the extension and No.57's bifold doors. It is considered that due to the proposed extension meeting this test that the impact upon this dwelling would be limited and acceptable.

No.53 Geoffrey Avenue

- 7.9 To the southern side of the application site is No.53 Geoffrey Avenue. The rear extension would, due to the removal of the garage be less shielded for No.53. However, due to the rear extension replacing the existing conservatory and being proposed to be a modest approximate height of 2.9 metres and furthermore, as it would receive shielding from No.53's outbuilding it is considered that the scale and potential for overshadowing No.53's primary private amenity space would be limited and acceptable upon this dwelling.

- 7.10 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.

Parking

- 7.11 Due to the proposed removal of the garage, parking has been assessed during the application process. It is noted the side path to the garage is narrow and shared with No.53 and there is not space to park a car in this area and maintain access. The agent has provided a plan showing 2 parking spaces on the paved garden to the front and furthermore stated that the front wall has been removed and that the kerb will be extended, officers are therefore satisfied that the proposal would have an acceptable impact upon parking for the dwelling meeting the requirements of the Havant Borough Parking SPD for a 2 bed dwelling and this will be conditioned if permission is forthcoming.

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/24/00127

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: 24/367/03 B :AMENDED ELEVATIONS AND FLOOR PLANS
Drawing Number: 24/367/01 C: AMENDED SITE AND LOCATION PLANS (With Parking) uploaded 17th May 2024

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 car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the commencement of the extension hereby permitted and shall be retained thereafter for their intended purpose.
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.