
Site Address: 7 Rowlands Avenue, Waterloooville, PO7 7RT
Proposal: Single storey rear extension; render to all elevations and revised fenestration.
Application Type: Full Planning Permission
Application No: APP/22/01009 Expiry Date: 14/12/2022
Applicant: Mr McCarthy
Agent: Mrs Wells Case Officer: Selina Donophy
 Applecore PDM Ltd
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi- detached dwellinghouse located on the south side of Rowlands Avenue, Waterloooville. This property has brickwork and pebbledash to the elevations with a projecting front bay window. Towards the front of the site is a driveway providing parking space. The area is predominantly residential in character.

2 Planning History

APP/22/00620 - Single storey rear extension and render., WD,03/08/2022
APP/22/00797 - Prior notification for single storey development extending 6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.80 metres and a maximum height of 3.50 metres.
, GPDC,20/09/2022

3 Proposal

Single storey rear extension; render to all elevations and revised fenestration.

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

Councillor Gwen Robinson

No comment received

Councillor Mike Sceal

No comment received

Councillor Peter Wade

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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

(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 It is of note that there is some recent relevant planning history on the site. Initially a planning application was made for the proposed extension however concerns were raised in regards to impact on neighbour amenity, specifically impact on windows at the neighbouring property to the east. The applicant then withdrew that application and submitted a prior approval application. As no neighbours objected to the application, prior approval was not required. The criteria for prior approval required materials to be kept the same. The applicant has therefore re submitted a householder application with the material changes included and benefits from the fallback position of the prior approval for an extension of the same depth. It is understood that materials are proposed to be amended with the pebble dash changed to smooth render to the first floor and extension. Windows would also be changed to anthracite grey.
- 7.4 The proposed extension would have a depth of approximately 6 metres from the rear wall of the main house, it would have a flat roof with a height of 3 metres with a raised lantern rooflight and its width would match that of the main dwelling. The space would form an open plan kitchen/dining area with a window and bi-fold doors to the rear elevation. The proposed extension would comprise of a generous addition in scale and floor area in comparison to the host dwelling however it is noted the principle of this extension has already been allowed via the prior approval and therefore this is considered an acceptable addition. The changes to materials are deemed to acceptable within the streetscene. Other properties also include render to the elevations and the window changes would not result in unacceptable impact on the character of the area.
- 7.5 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

- 7.6 To the east of the application site is the attached dwelling, no 5 Rowlands Avenue which has windows within close proximity of the site boundary. Whilst case officer concerns had been raised previously in regards to the depth of the extension so close to the boundary and these windows, having regard to the fallback position for the prior approval extension, it is considered that an object on amenity impacts could not be sustained.
- 7.7 To the west of the application site is no 9 Rowlands Avenue. As stated above the principle for an extension of this scale has already been agreed under the prior approval application and as such an objection on amenity grounds could not be sustained.
- 7.8 Having regard to the fallback position it is considered that the proposal would comply with 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 scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01009 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:

24 Oct 2022	LOCATION PLAN
24 Oct 2022	PROPOSED BLOCK PLAN
02-PG.705.22	PROPOSED PLANS AND ELEVATIONS

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.