

DELEGATED OFFICER REPORT

Site Address:	52 Inhurst Avenue, Waterloooville, PO7 7QR		
Proposal:	Proposed single storey rear extension and two-storey side extension to align with front elevation. Alterations to all elevations including fenestration, cladding and finish, and proposed canopy roof at front elevation		
Application Type:	Full Planning Permission		
Application No:	APP/24/00510	Expiry Date:	27/08/2024
Applicant:	Mr Loader		
Agent:		Case Officer:	Jennie Fox
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 52 Inhurst Avenue, Waterloooville is a two storey semi-detached dwelling to the north of Inhurst Avenue. It is accessed via a driveway to the east of the site and also includes a flat roofed garage to the side of the house in line with the driveway. Beyond the garage on the east boundary there is a pass gate to the rear garden, which is approximately 23m in length, 10m in width, and is enclosed by close-boarded fencing. The main dwelling is finished in brick and smooth render, with vertical cladding to the bay window and white uPVC fenestration, and concrete roof tiles.
- 1.2 The surrounding area is residential in character and is comprised of a mix of detached and semi-detached dwellings of both one and two storeys. Materials are predominantly brick, render, and cladding boards under concrete roof tiles. The site is not within any designated areas.

2 Planning History

None.

3 Proposal

Proposed single storey rear extension and two-storey side extension to align with front elevation. Alterations to all elevations including fenestration, cladding and finish, and proposed canopy roof at front elevation.

The application description was changed following the site visit to more accurately describe the proposals. Additional information and amendments to the proposals were also provided.

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)

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 Gwen Robinson

No comments received.

Councillor Peter Wade

No comments received.

Councillor Ryan Brent

No comments 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
<u>No comments received.</u>	

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 provision
- (v) 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 The proposal is for a ground floor side and rear extension that would provide a larger garage, kitchen, and dining area, and for a first floor side extension to provide a master bedroom. The first floor extension would extend the existing gable roof and introduce a new front facing gable as well as new cladding and replacement fenestration.
- 7.4 The proposed rear extension would project approximately 3.7m from the rear of the host dwelling and would be approximately 9.9m wide with a maximum height of 3.2m. The proposed roof would have a low pitch such that the eaves would be approximately 2.6m in height. This extension would not be visible from the public realm and is similar in scale to other rear extensions in the immediate vicinity. The design of the proposed rear extension is therefore considered to be acceptable.
- 7.5 The proposed two storey side extension would be approximately 3.7m in width, retaining a separation gap of 0.8m to the east boundary, and would have a length of 11.4m at ground floor and a length of 7.7m at first floor. The maximum height would be approximately 7m to match the height of the host dwelling and the proposed gable would be notably subservient to this, with a maximum height of 6m. Whilst the proposed side extension would not be subservient to the roof of the host dwelling in height, there are multiple precedents within Inhurst Avenue, including the adjoining property, and the surrounding area for extensions of a similar kind. As such, the massing of the proposed extension is considered to be appropriate within the context of the street. Further, the dwellings immediately opposite the application site have prominent front facing gables and the addition of a small front facing glazed gable is considered to respond to this design detail and to accord with the criteria set out in Policy C16. It is noted that the proposed glazing proportions would not be unreasonable in an area where large bay windows are a feature of many of the properties. On balance, the design of the proposed two storey side extension is considered to be acceptable.
- 7.6 The proposed porch canopy would replace an existing flat roof canopy and would be pitched to match the appearance of the host dwelling. The design is considered to be appropriate and in keeping with the appearance of the local area.
- 7.7 The materials proposed are white render and Abodo Vulcan Flatsawn cladding with concrete tiles to the new roofs at the front of the property and a low pitched seamed metal roof to the rear extension. The roof materials were discussed with the applicant and amended so that the proposed seamed metal would not be visible within the streetscene, where it would be considered out of keeping. Abodo is a timber product that varies in colour from light brown to light grey, depending on the amount of weathering and coating used. The applicant has proposed this at ground floor in order to retain the existing distribution of render, which matches that of the adjoining neighbour. Windows would be painted timber in white to be in keeping with the surrounding area, with the entrance and a garage doors also in timber painted RAL 7044 (silk grey) and the glazed gable in oak frame to tie in with the proposed timber cladding. The proposed aluminium sliding door to the rear would be anthracite. The

materials are considered to be acceptable as revised, due to variety within the neighbouring area.

- 7.8 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

- 7.9 To the west is No. 54 Inhurst Avenue, which is the other half of the semi-detached pair and is separated from the application site by an existing 1.8m high close-boarded fence. The applicant has confirmed that the fence will remain in place as part of the proposals. No.54 has been previously extended to the west above the garage in a similar fashion to the proposals and has a rear window approximately 0.8m in from the shared boundary. Due to the relatively modest height and length of the proposed extension, and the retention of the existing boundary treatment, the impact of the proposal on No.54 is deemed to be limited and acceptable.
- 7.10 To the east is No.50 Inhurst Avenue, which has a stairwell and small bathroom window facing the application site. A separation gap of approximately 2.1m would be retained between the proposed side extension and the garage of No.50 at ground floor, which would increase at first floor to a distance of approximately 4.6m at first floor between the proposed extension and flank wall. As such the impact on No. 50 is considered to be limited and acceptable.
- 7.11 To the north and rear of the site are Nos.23 and 25 Princes Drive. As the proposals would be at least 19m from the boundary to these properties, the impact on the properties themselves would be extremely limited.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking provision

- 7.8 The proposals would increase the number of bedrooms from three to four and the existing garage would be demolished and replaced with a longer garage with additional storage space. The applicant has provided a plan indicating that there would be sufficient parking within the proposed garage and retained driveway to meet the requirements of Policy DM13.

(v) Biodiversity Net Gain (BNG)

- 7.9 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/24/00510, 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

Existing Elevations, Ground Floor Plan, 1st Floor Plan & Existing Parking
Provision LOA003_01 REV A

Proposed Elevations, Ground Floor & 1st Floor Plan LOA003_02 REV B
Proposed Parking and Site Location Plan LOA003_03

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.