
Site Address: 28 Highfield Avenue, Waterlooville, PO7 7PX
Proposal: Construction of first-floor extension over garage creating ensuite to master bedroom. Removal of the existing chimney stack to facilitate internal alterations, removal of enclosure to front entrance porch, raising of projecting double door access bay to a previous extension at the rear.
Application Type: Full Planning Permission
Application No: APP/24/00284 Expiry Date: 07/06/2024
Applicant: Mr Gardner
Agent: Mr Tomes Case Officer: Denise Sheath
Tomes Architects Limited
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

28 Highfield Avenue, Waterlooville, is a two storey semi detached property constructed with brown brick to the ground floor elevations with a cream render to the first floor elevations, the roof is hung tiled. The property benefits from an attached side garage to the eastern elevation with a pitched roof rear extension to the rear eastern side elevation. The frontage of the property has a block paved area leading to the garage and front entrance which allows for the parking of vehicles off road, with a laid to lawn area to the front north western elevation. There is a patio area directly adjacent the rear elevation with a modest sized laid to lawn rear garden area. A 1.8m close boarded fence is located to the rear, rear eastern and rear western boundaries.

2 Planning History

03/68374/000 - Demolish existing garage, construct single storey side extension.
PERM - 05/06/2003

3 Proposal

Construction of first-floor extension over garage creating ensuite to master bedroom. Removal of the existing chimney stack to facilitate internal alterations, removal of enclosure to front entrance porch, raising of projecting double door access bay to a previous extension at the rear.

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

Developer Services, Southern Water

Foul and Surface Water Drainage

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

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

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 The proposal includes a first floor extension over the existing garage, the proposed extension would provide an ensuite and dressing room to the master bedroom. A window is proposed within the rear elevation which would serve the ensuite and a window to the front elevation to serve the dressing room area. The proposed extension would be in keeping with the context of the main dwellinghouse in terms of design and materials. The chimney located to the eastern side elevation of the property would be removed to allow for the construction of the extension. It is not considered the proposed extension and removal of the chimney would have a harmful impact upon the character of the dwellinghouse or character of the streetscene.
- 7.4 At present an existing bay rear entrance is located to the rear south western elevation of an existing extension, it is proposed to raise the height of the rear bay entrance by 0.3m to allow for extra head room height. Due to the location of the bay at the rear of the property it would not be readily visible from the public realm. It is not considered that the 0.3m height increase would have a harmful impact upon the character of the streetscene or have a harmful impact upon the character of the dwellinghouse.
- 7.5 The final part of the proposal is to remove the enclosed porch area to the front elevation. It is not considered the remove of the porch enclosure would have a harmful impact upon the character of the dwellinghouse or character of the streetscene.
- 7.6 On that basis the design and appearance of the proposals are 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 proposed alterations are a significant distance from the neighboring properties to the front and rear boundaries that any impact would be considered minimal and acceptable.
- 7.8 The proposed alterations would not be readily visible to the adjoining neighbouring property to the west (No.26 Highfield Avenue), it is therefore considered any impact upon this neighbouring property would be minimal and acceptable.
- 7.9 Although the proposed first floor extension would protrude closer to the shared boundary with the neighbouring property to the east (No.30 Highfield Avenue), a 3.8m distance would remain between the first floor extension and the boundary and an approximate 6.8m distance to the first floor facing elevation. It is not considered that the proposed first floor extension would be overbearing, cause a loss of light or outlook to this neighbouring property as there are no side facing windows within the

side facing elevation of No. 30. The window which is proposed to the rear elevation of the extension would serve an ensuite therefore should approval be granted a condition would be placed upon the decision to ensure this window is obscurely glazed. The raising of the height of the bay rear entrance would be screened by the rear extension along the shared boundary and within the curtilage of No.30. It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.

- 7.10 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.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00284 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:

Application Form - Received 15 April 2024
Location Plan - Drawing No. C3545-1 - Received 15 April 2024
Block Plan - Drawing No. C3545-2 - Received 15 April 2024
Proposed Floor Plans - Drawing No. C3545-5B - Received 15 April 2024
Proposed Elevations - Drawing No.C3545-6B - Received 15 April 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 The window at or above 1st floor level within the rear elevation of the first floor extension shall:-
 - i) at all times be and remain glazed entirely with obscure glass, the particular

type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.