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Site Address: 94 Shaftesbury Avenue, Waterloooville, PO7 5UH  
Proposal: Single storey rear and side extension to replace garage.  
Application Type: Full Planning Permission  
Application No: APP/21/00648 Expiry Date: 06/07/2021  
Applicant: Mr W Zaczek  
Agent: Mr S Walker Case Officer: Denise Sheath  
Parkers Design  
Ward: Stakes

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

94 Shaftesbury Avenue, Waterloooville, is a two storey semi detached property constructed with red/brown brick with a hung tiled roof. The property benefits from an attached single storey pitched roof garage to the eastern side elevation. The frontage of the property consists of a hardsurfaced area leading the garage entrance with a laid to lawn area to the front north western elevation. The rear and rear side boundary treatments consist of 1.8m close boarded wooden fencing, with the rear garden laid to lawn.

## **2 Planning History**

03/61926/001 - Tree pruning. UNK,

APP/22/00522 - Lawful Development Certificate for Proposed loft conversion with rear and dormer and front roof lights. UNK,

## **3 Proposal**

Single storey rear and side extension to replace 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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)  
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Arboriculturalist, Havant Borough Council**

I have assessed the supplied Tree Protection Plan and Constraints plan but cant seem to find an Arboricultural Impact Assessment or Method Statement. Please could this be requested before I comment further.

### **Arboriculturalist, Havant Borough Council - No Objection**

Following description amendment and receipt of amended plans:

Please consider this email as an arboricultural consultation response on the above planning application.

There are several trees surrounding the property that could be affected by the proposals. Arboricultural information has been submitted that demonstrates an acceptable relationship between these trees and the proposals. It also provides a suitable level of protection during the construction process. On that basis, if you are minded to permit this application it would be recommended that a suitably worded condition is imposed requiring the applicant to adhere to the protection measures and methodology specified.

### **Hampshire Highways - No Objection**

The Highway Authority in principle would have no objections to the application.

However it is noticed that there are proposed changes to the drop kerb. The Highway Authority therefore require that the changes to the length of the drop kerb are to be shown on the plans with the existing length of the drop kerb.

Furthermore, it is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link <https://www.hants.gov.uk/transport/parking/droppedkerbs>

### **Officer Comment:**

The application was amended to a single storey side/rear extension, there is now no proposed amendment to the existing dropped kerb.

## **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

## **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
- (v) Effect on TPO Trees Adjacent to the application site

(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 would include the partial demolition of the attached garage and its roof located to the eastern elevation of the dwellinghouse. The proposed extension would begin 5.5m from the front elevation of the existing garage and have a depth of 4.8m wrapping around the rear elevation spanning the width of the property (7.485m), then attaching to the rear eastern elevation with a depth of 2.3m. A hipped roof is proposed to the existing garage and proposed extension, with 2No. roof lights inserted within the eastern (side) roof slope and 3.No. Roof lights to be inserted within the rear roof slope facing the rear garden area. The maximum roof height is proposed to be 3.757m with an eaves height of 2.5m.

7.4 The proposed development would use face brick facing and tiles to match the existing property. This would be in keeping with the context of the main dwelling.

7.5 The proposed side extension and roof alteration would be visible from the public realm. The property is set back 6.1m from the highway. It is not considered that the proposal would have a harmful impact upon the character of the streetscene. The proposed extension is deemed appropriate in terms of the size of the plot and the retained amenity space. As a result it would be in keeping with the character of the area.

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 neighbouring properties to the front elevation have a distance of approximately 19m from the front facing elevation of the garage. It is not considered that the proposal would have a detrimental impact upon these neighbouring properties.

- 7.8 To the rear there would be bi-folding doors and a window. Due to the nature of the proposed development and the existing screening of 1.8m high fencing along the sides and rear with additional hedging and trees located adjacent the rear boundary, it would not overlook any immediate private amenity space of the neighbouring property to the rear (No.145 Stakes Road) and any impact would therefore be deemed acceptable.
- 7.9 To the eastern boundary of the property there are rows of trees between the application site and the rear boundary to the nearest neighbouring properties along the eastern elevation (No.s 11-16 Vine Coppice), with an excess of 18m to their rear facing elevations. It is not considered that the proposal would have a detrimental impact upon these neighbouring properties.
- 7.10 The proposed rear extension element will have a 0.3m separation distance from the western shared boundary with No.92 Shaftesbury Avenue. It is considered that at a depth of 2.3m with the hipped roof design with an eaves height of 2.5m and a maximum height of 3.6m the extension would not result any undue harm to this neighbouring property, there are no windows proposed for this facing elevation. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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

- 7.12 The proposal will reduce the depth of the existing garage from 8m to 5.4m, this depth would not comply with the current Parking SPD which requires a minimum 6m depth for a single garage, a parking plan has been provided showing that there is adequate parking to the frontage of the property for 2No. parking spaces. A condition has been placed upon the decision to guarantee that the parking spaces shown are provided and retained for the purposes of parking to ensure that the proposal complies with the Parking SPD requirement for the number of spaces required for a 3 bed property.

(v) Effect on TPO Trees Adjacent to the application site

- 7.12 The proposed application has been amended from a 'Two storey side extension' to a 'single storey side and rear wrap around extension' following negotiations with the Applicant, Council's Tree Officer and the Case Officer to ensure there is a very limited impact upon the TPO trees adjacent the eastern boundary. The Council's Tree Officer has raised no objections to the proposal providing the submitted Arboricultural report, protection measures and methodology are complied with in full. A condition has been placed on to the decision to reflect these comments.

## 8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the street scene, neighbours' amenity and would not impact on protected trees 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/21/00648 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:

Arboricultural Report - Received 11 May 2022  
Arboricultural Report Appendix 1 - Tree Quality Assessment Plan- Received 12 July 2022  
Arboricultural Report Appendix 2 - Root Area Protection Plan - Received 12 July 2022  
Arboricultural Report Appendix 3 - Tree Protection Plan- Received 12 July 2022  
Arboricultural Report Appendix 4 - Default Specification for Protective Barriers- Received 12 July 2022  
Arboricultural Report Appendix 5 - Examples of Above Ground Stabling Systems - Received 12 July 2022  
Location and Site Plan - Drawing No. P3 - Received 11 May 2022  
Existing and Proposed Ground Floor Plan - Drawing No.P1 - Received 11 May 2022  
Existing and Proposed First Floor Plan - Drawing No.P2 - Received 11 May 2022  
Existing and Proposed Front and Rear Elevations - Drawing No. P4 - Received 11 May 2022  
Existing and Proposed Side Elevations - Drawing No. P5 - Received 11 May 2022  
Existing and Proposed 3D View 1 - Drawing No. P6 - Received 11 May 2022  
Existing and Proposed 3D View 2 - Drawing No. P7 - Received 11 May 2022  
Existing and Proposed 3D View 3 - Drawing No. P8 - Received 11 May 2022  
Existing and Proposed 3D View 4 - Drawing No. P9 - Received 11 May 2022  
Parking Plan - Drawing No. P3 - Received 16 August 2022

**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 extensions hereby approved shall not be brought into use until a minimum of 2No. parking spaces (not including the existing garage) have been provided within the curtilage of the site and thereafter all of those spaces shall be retained and kept available for such purposes.

**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.

- 5 No development hereby permitted nor any related site clearance shall commence until the specification of measures to be undertaken to prevent damage to existing trees adjacent to the site throughout implementation of the same has been implemented as set out in the Arboricultural Tree Report Received 11 May 2022 and the Arboricultural Report Appendices - Received 12 July 2022. All the measures forming part of the approved specification shall be undertaken and fully adhered to at all times during such implementation is in progress.

**Reason:** To safeguard the continued health and presence of the trees and to protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.