
Site Address:	38 Rowlands Avenue, Waterloooville, PO7 7RU		
Proposal:	New porch to front elevation and new window to existing dormer.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00220	Expiry Date:	28/04/2022
Applicant:	Mr Mafazzul		
Agent:	Mr Ralph	Case Officer:	Tina Pickup
	JM Ralph Associates		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi detached two storey dwelling located on the north-eastern side of Rowlands Avenue. It has recently undergone extensions through the implementation of APP/21/00229. These included a two storey side extension, hip to gable roof enlargement allowing for a large rear dormer. However the windows in the rear dormer were not implemented in strict accordance with the approved plans, and a front porch was added, that exceeded the permitted development criteria. Following Enforcement enquires this application seeks retrospective approval for the revised dormer window arrangement and the front porch, which is partly constructed on site - work has ceased on that element pending the outcome of this application.

The rear garden of the application site is long, some 24m, but beyond the two storey dwellings in Priory Gardens are set close to the shared boundary.

Rowlands Avenue is characterised by predominately inter-war semi detached dwellings, interspersed with some chalet style bungalows of the same era. Rowlands Avenue is a cul-de-sac with Jubilee Park accessible at its head, and the site is located adjacent a recently extended and modernised detached chalet style property at number 40. There are no parking restrictions outside the site and the site has a dropped kerb, but it does not currently extend across the full width of the site.

2 Planning History

APP/21/00229 - Erection of two storey side extension, single storey, rear extension, hip to gable enlargement and insertion of rear dormer window following the demolition of the existing conservatory and detached outbuilding, with improved vehicular access., PERM,23/04/2021

3 Proposal

New porch to front elevation and new window to existing dormer.

The porch as partly constructed and originally proposed measured 1.5m deep x 2.5m wide x 3.4m high. Amended plans have been received reducing the depth to 1.2m. The dormer window now has 4 windows.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
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)

Emsworth Neighbourhood Plan Post Examination Version 2020

n/a

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

5 Statutory and Non Statutory Consultations

None necessary

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: 3 on the original plans and 1 further letter on the amended plans

Comment	Officer Comment
<u>On Original Submission:</u> The application shows 3 cars off road parking. However the position of the 2 cars show on the left of the porch nearest number 40 Rowlands ave is not large enough as this area should be for the 2 cars 4.8X4.8 minimum as per the councils own requirements. So this porch has been constructed (Without approval) to large for the front area making it imposable to have the 3 cars off road parking as required for the development of the 4 bedroom planning approved extension which have been undertaken. Also a 13" brick pier has been constructed at the front of the double car parking area making it impossible to access the parking of the car nearest to number 40 Rowlands Ave.	Noted - amended plans address this issue - see section 7
There is not enough area for the two cars nearest to number 40 Rowlands Ave as the area needed should have a clear 4.8mX4.8m also there has been constructed a 13" brick pier build making the front access to the double bay difficult, so making the area of the bay to move further over in front of the front porch. The front porch has been constructed without approval and the position is to close to the front boundary.	Noted - amended plans address this issue - see section 7
I write from a principal stance. This should have been applied for before being put up particularly given how recently the original plans were submitted. This property has changed from a 3 bedroom over 3 floors to now it appears a 5 bedroom one with an excess of 50 % new building joined to the original semi.	Noted Noted

This house used to have a garage in the garden and off road access to it allowing for several cars to be kept off the road. Currently there is just a single dropped curb and parking therefore for only one vehicle. If the porch were to be removed and the curb further lowered this could be increased to potentially 3 vehicles. New build properties have to provide an extra parking space per bedroom over 3 which I feel should also apply in this case given particularly the volume of traffic currently trying to park outside properties towards the park without using the restricted use car park there . I would also suggest that this property should also be revalued for council tax and not remain as a band C property but that may be beyond your remit but in the current financial climate would bring in a bonus payment to the council!	Noted - amended plans address this point - see section 7 Same standards have been applied - see section 7 Not a valid planning consideration
<u>And comment on amended plans:</u> I would just like to ensure that this application is only approved if they apply and pay for the additional dropped curbs required to match the application as this property only has one currently.	An Informative can be added to advise of the applicants responsibility to formerly drop the kerb

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) Highways and 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. The dormer is fully built and therefore retrospective, but the porch is part built - and as a result of the amended plans will need to be physically altered on site to comply with the proposed dimensions and amended plans.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The amended plans reduce the size of the porch slightly (for parking reasons, see below), but it remains a pitched roof porch, centrally located on the front facade. It is considered of a high quality design that is in keeping with the host dwelling that would not be harmful to the character and appearance of the street scene. The rear dormer is not visible from the public highway. As such the proposal is considered compliant with policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.4 The dormer as previously approved under APP/21/00229 served a single bedroom and en-suite and should have had 3 windows, one of which was to be obscure glass. Given the separation distances to the properties to the rear in Priory Gardens (which is in excess of the back to back minimum 20m required in the Design Guide SPD) and the common feature of second storey level of windows in such residential areas, then that application was approved as not having any adverse impact on neighbouring amenity.
- 7.5 The revised internal configuration to form 2 bedrooms and 2 en-suite bathrooms in the same space does not significantly alter the impact on neighbouring amenity. The revised window arrangements increases to 4 windows - 2 clear and 2 obscure glass. But with the significant separation distance this would not increase the potential for overlooking or loss of privacy beyond that already approved or already existing in the area.
- 7.6 The front porch does not directly affect neighbouring amenity from its size and mass, but as originally partly constructed and applied for, would reduce the frontage area available for parking. Any substandard parking provision does have an impact on neighbouring amenity from potential conflicts over on street parking. However the amended plans do achieve the required 3 on site parking spaces which in turn would mitigate any adverse impacts from highway amenity.
- 7.7 Overall 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).

(iv) Highways and parking

- 7.8 The previous proposal resulted in a fourth bedroom and the plans submitted under APP/21/00229 showed 3 parking spaces on the frontage. Without the porch these fitted and a condition was imposed requiring the car parking to be provided in accordance with the approved plans. However the porch as constructed, which exceeds the permitted development criteria and hence requires planning permission, resulted in a loss of depth of frontage where directly in front of the porch to only 4.5m, such that the central parking space could no longer be adequately provided.
- 7.9 The Parking SPD requires each space to be 2.4m x 4.8m and 3 spaces to be provided to serve a 4+ bedroom property. The dwelling is now 5 bedrooms, which still only requires 3 on site spaces, but each of those spaces needs to be of an appropriate size to avoid vehicles overhanging onto the highway. Amended plans have been received reducing the size of the porch by 0.3m which would leave a full 4.8m deep frontage in front, for the 3rd parking space.

- 7.10 Provided the existing part built porch is re-configured on site to comply with the amended plans, then the development would be able to provide 3 on site spaces that meet the minimum size to comply with the parking SPD and DM13. The agent has indicated that it is the applicant's intention to alter the porch as soon as permission is granted, but certainly within 6 months. It would be necessary to condition a time line to enable a compliance check.
- 7.11 Third party comments note the lack of full dropped kerb across the site frontage, which would be needed to access the 3 parking spaces. This must be applied for via Hampshire County Council and an Informative can be added to remind the applicants to do so.

8 Conclusion

- 8.1 The amended plans are considered to provide an adequate standard of parking and the reduced porch and revised dormer would have limited and acceptable impact on the street scene and neighbours, and the application is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00220 subject to the following conditions

- 1 The hereby approved porch shall be reduced in depth and re-built in accordance with the hereby approved dimensions and plans, as shown on Drawing Number 21/010/007 P2, within 6 months of the date of this permission.

Reason: To enable full parking provision on site, in accordance with Policy DM13 of the Havant Borough Core Strategy, 2011, and the Parking Supplementary Planning Document, 2016

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan/ Existing Plans & Elevations Drawing Number 21/010/002 P2

Proposed Plans & Elevations Drawing Number 21/010/007 P2

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used on the hereby approved porch 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 development being first brought into use 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.