
Site Address: 6 Underdown Avenue, Waterloooville, PO7 5DH
Proposal: Proposed single storey rear extension and garage conversion.
Application Type: Full Planning Permission
Application No: APP/22/00674 Expiry Date: 30/09/2022
Applicant: Mr & Mrs Holland
Agent: Mr Bessant Case Officer: Selina Donophy
JB Architecture Design Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a link bungalow located on the south west side of Underdown Avenue, Waterloooville. This property has a pitched roof with a projecting gable to the front elevation. The elevations are formed from white render with a tiled roof. To the side is a flat roof, attached garage and there is driveway space toward the front of the property.

2 Planning History

None relevant

3 Proposal

Proposed single storey rear extension and garage conversion.

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)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comment received

Councillor Husky Patel

No comment received

Councillor Ms C Howard - Purbrook Ward

No comment received

Southern Gas Network

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: 4

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
- (iv) 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.

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

- 7.3 This proposal comprises alterations to the garage to convert this space into an ensuite serving the front bedroom which would be enlarged following internal reconfigurations. The garage door to the front would be replaced by a front elevation window. To the rear of the ensuite would be a utility room leading into an open plan living space to the rear which would be incorporated into the proposed rear extension. A pitched roof would be added above the garage with a roof light serving the utility room.
- 7.4 To the rear the proposed extension would fill what is currently an empty 'L' shape around the rear of the dwelling between the garage and the kitchen. The proposed extension would replace the existing extensions to the rear and would have a pitched roof with a ridge set level with that of the main roof. There would be no new windows on the east side wall and two rooflights would be added either side serving the dining room and lounge. To the rear would be majority glazed to the side serving the dining room and a door would be added serving the lounge. The extension, on the east side would come level with the existing rear kitchen wall (approximately 4.3 metres depth). To the rear of the garage the extension would lead down into a section of flat roof. Proposed materials comprise of brick and concrete tile, both to match existing.
- 7.5 The proposed extension would not result in an excessive increase in footprint - whilst the design would result in an increase in roof bulk, with the raised pitched roof, the scale and design is generally considered to be in keeping with the host dwelling. To the rear of the site is the golf course however this is separated from the property by the rear garden, with foliage partially screening the site to the rear and therefore the extension would not be highly visible. The extension as proposed would have materials matching the main dwelling and is deemed to be an acceptable addition to the property.
- 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 To the south east of the application site is no 8 Underdown Avenue. Close to the shared boundary on the side of no 8 is the attached garage which has a window to the rear elevation. No 8 has a garage with a rear window located close to the shared boundary and to the side of that is a lounge window. Whilst the proposed extension would infringe upon the 45 degree line of this garage window, this is not considered a primary habitable room and therefore impact on this window is deemed acceptable. The adjacent lounge window is set further away and is large in size, with the extension just set outside of the 45 degree line taken from the mid point of this window. On balance the proposal is considered acceptable in terms of impact to the amenity of no 8.
- 7.8 To the north west of the application site is no 4 Underdown Avenue. The extension would not project any further than existing on this side and therefore no additional impact to this property has been identified.

7.9 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

7.10 There would be no change to bedroom number and therefore no further parking allocation would be necessary.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00674 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:

PL.608.22-04 C Amended proposed elevations
PL.608.22.01 B Parking plan
PL.608.22.02 A Existing and proposed floor plans
Site location and block plan uploaded on the 15.07.2022

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.