

DELEGATED OFFICER REPORT

Site Address:	34 Yew Tree Avenue, Cowplain, Waterlooville, PO8 8AJ		
Proposal:	Single Storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00805	Expiry Date:	16/12/2024
Applicant:	Mr S Fletcher		
Agent:	Mr D Treagus	Case Officer:	Jennie Fox
	Derek Treagus Associates		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 34 Yew Tree Avenue, Cowplain, Waterlooville, PO8 8AJ is a semi-detached chalet bungalow to the south-east side of Yew Tree Avenue. The property is finished in brick, green render with white painted brickwork, cream cladding boards and white uPVC fenestration under a red interlocking concrete tile roof and has an existing small single storey extension to the rear. Vehicular access is from Yew Tree Avenue with a shingle driveway to the front of the site and there is a private garden to the rear screened by high close-boarded fencing or brick wall. A detached outbuilding described in the proposal as a garage is contained within the rear curtilage to the immediate south-east of the main dwelling and there is a pass gate to the rear garden between the outbuilding and extension. At the time of the site visit, the outbuilding did not have a garage door and appeared to be in use as a store.
- 1.2 The area immediately surrounding the subject site is residential, comprised of semi-detached single storey and chalet bungalows finished in a mix of brick, render, cladding, and hung tiles.
- 1.3 The site is not within any designated areas.

2 Planning History

APP/18/00392 - Loft conversion and roof alterations from hipped to gable; dormer windows to front elevation., PERM, 14/06/2018

3 Proposal

Single Storey rear extension.

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)
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

Councillor Andrew Briggs

None received.

Councillor D Keast - Cowplain

None recieved.

Councillor Neil Bowdell - Cowplain

None 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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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) 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 proposals comprise a new single storey flat roofed rear extension following demolition of the existing single storey rear extension, and would provide space for a larger kitchen and open plan dining area. The extension would be inset from the host dwelling by approximately 1.1m to provide suitable access to the rear outbuilding should it come back into use as a garage in the future. The extension would be approximately 3.5m in height, 5.8m long, and 6.2m wide, with a full length window and bifold doors to the rear but no side facing windows; it would not be visible from the streetscene. The extension would be in brick and render with uPVC fenestration to match the host dwelling and as such the proposed materials are deemed to be acceptable.
- 7.4 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

- 7.5 To the north-east of the application site is No.36, which adjoins the host dwelling and has an existing 4.4m long and 3.7m high rear extension with a set of French doors and sidelights facing the rear garden. The proposed extension would be approximately 1.4m longer than the extension at No. 36, although it would not be as tall. It would also be set slightly away from the boundary in order to maintain an approximately 0.4m separation gap between the two extensions. Due to the separation gap and modest height, the proposed extension would meet the guidance set out in section 5.43 of the Havant Borough Council Design Guide SPD and the impact on No. 36 is therefore deemed to be acceptable
- 7.6 To the south-west is No.32, which shares a driveway with the application site. The proposed extension has been inset such that driveway access is fully retained, with a distance of 4m between the proposal and the flank wall of No.32. There are no proposed side windows that might result in overlooking. It is deemed that the impact on No. 32 would be limited and acceptable.
- 7.7 To the rear and south-east of the application site is No. 20 Rowan Avenue. As both properties have substantial gardens, the proposals would be some 40m away from No. 20 such that any impact would be extremely limited.
- 7.8 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) 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/24/00805

(A)

(B) for the following reasons/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:

EXISTING DETAILS 24/399/01

PROPOSED FLOOR PLAN 24/399/02

PROPOSED ELEVATIONS AND LOCATION PLAN 24/399/03 REV A

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.