
Site Address: 27 St Johns Avenue, Waterlooville, PO7 5QX
Proposal: Proposed two storey side extension with open ground floor and loft conversion with hip to gable end and rear dormer.
Application Type: Full Planning Permission
Application No: APP/24/00140 Expiry Date: 19/04/2024
Applicant: Mr & Mrs Skeates
Agent: Case Officer: Joseph Toole
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

27 St Johns Avenue, Waterlooville, is a semi detached chalet bungalow located to the east side of St Johns Avenue. The property comprises of render with brick detailing and interlocking roof tiles. Vehicular access is from St Johns Avenue with parking to the front.

The property is located within a residential area with surrounding properties being a mixture of bungalows, chalet bungalows and two storey properties.

2 Planning History

APP/17/01154 - Prior notification for single storey development extending 6 metres beyond the rear wall of the original dwelling following demolition of existing rear structure and outbuilding, incorporating an eaves height of 2.6 metres and a maximum height of 3.6 metres., GPDC,29/11/2017

APP/23/01025 - Side extension with loft conversion, gable build up and rear dormer, INV,

3 Proposal

The proposal is for a two storey side extension with an open ground floor and a loft conversion with a hip to gable end and rear dormer. The proposed first floor would provide 2 bedrooms, an en-suite and bathroom.

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)

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

Building Control

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Diamond - Purbrook Ward

No Comment.

Councillor Ryan Brent

No Comment.

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 proposed piers would have render and brickwork. The proposed gable wall would have cementitious timber effect boarding with interlocking roof tiles to match the existing on the gable end. The proposed dormer would have cementitious timber effect boarding with an edpm anthracite roof covering. These materials are considered to be of appropriate design, inkeeping with the character of the area.

- 7.4 The proposed two storey side extension would be visible from the street scene. There is a mixture of spacing between properties with some properties have a close relationship and others offset. The proposed two storey side extension is not considered to have a dissimilar relationship to other properties within the street scene, which would extend the building to the south by approximately 2 metres, whilst changing the roof line of this semi from hipped to gable with a small hip. Furthermore, due to the open ground floor design it is considered to not to have a dominate impact on the character of the area.
- 7.5 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 proposed works to the front of the property are not considered to have an adverse impact on any of the properties opposite.
- 7.8 On the south side facing No.29 St Johns Avenue the proposed side extension and hip to gable end would be blocked by the existing property, therefore not considered to have an adverse impact on the neighbouring property (No.29). Due to the position of the proposed dormer being set off from the southern boundary it is not considered to have an adverse impact upon the occupiers of No.29.
- 7.9 On the north side facing No.25 St Johns Avenue the proposed hip to gable end and two storey side extension would come closer to the shared boundary. 45 degree plans were provided showing the proposed extension would not have an adverse impact on the loss of the light to the front bay window at No.25. As there are no side windows on No.25 the proposed side extension is not considered to have an adverse impact on the amenity of the neighbouring occupiers.
- 7.10 To the rear there would be first floor rear dormer with three windows serving part of a bedroom, an en-suite and bathroom respectively. Whilst this would introduce a new form of outlook at this level there are other examples of first floor views within the immediate area such as No.25 and No.31. As such, it is considered to be acceptable with the Havant Borough Design Guide SPD stating some overlooking of gardens from upper floors of dwelling will be unavoidable in most urban and suburban housing layouts. It is also worth noting a rear dormer of similar size could be constructed under permitted development, therefore having a potential fall back position. The first floor windows would also be over 20 metres away from the rear wall of No.53 Morelands Road therefore complying with the Havant Borough Design Guide SPD in terms of acceptable back to back distances.
- 7.11 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) Parking matters

- 7.12 The proposal would provide 4 bedrooms therefore 3 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. A

Block Plan provided shows 3 car parking spaces can be provided on site within the size standards therefore complying with the Havant Borough Parking Standards SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

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, parking 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/24/00140 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:

Location Plan
Block Plan with parking
Proposed Ground Floor, First Floor and Roof Plans - SKEATES/PL1 REV B
Proposed Elevations - SKEATES/PL2 REV A

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.