
Site Address: 94 Hart Plain Avenue, Waterloooville, PO8 8RQ
Proposal: Demolition of existing garage construction of rear extension with first floor extension to incorporate raised ridge with front dormers and front porch
Application No: APP/22/00018 Expiry Date: 25/03/2022
Applicant: Mr A Ghiuta
Agent: Mr Flint Case Officer: Joseph Toole
Chris Flint Ass Ltd
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

94 Hart Plain Avenue, Waterloooville, is a bungalow located to the north east side of Hart Plain Avenue. The bungalow comprises red brick and concrete roof tiles. Vehicular access is from Hart Plain Avenue with parking to the side.

The property is located within a residential area with the majority of properties being bungalows and chalet bungalows.

The property is located within Flood Zone 2.

2 Planning History

No relevant planning history.

3 Proposal

Demolition of existing garage, construction of rear extension with first floor extension to incorporate raised ridge with front dormers and front porch.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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 David Jenner

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor P Bains - Hart Plain Ward

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: 5

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) Flood Risk
- (vi) Ecology

(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 development would involve the construction of a rear extension, first floor extension with raised ridge to incorporate a loft conversion with front dormers. The proposed single storey rear extension would be used as a kitchen and dining room. The proposed loft conversion and first floor extension would be used as three bedrooms with two bathrooms. There would be a front porch which would not extend out beyond the principal elevation. The existing garage would also be removed.

- 7.4 The proposed development would have brickwork, tile hanging and concrete roof tiles. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 Part of the proposed development would be visible from the street scene in the forms of the front dormers and raised ridge height. Some properties along Hart Plain Avenue have front dormers and it is noted the proposed raised ridge would be the same height as No.92 Hart Plain Avenue next door. Thus, the proposed development would appear in keeping with the context of the area. In terms of the rear extensions, they would be below the ridge of the property thus considered to appear subservient within the roof scape. Furthermore, due to the retained amenity space it is considered to be of an appropriate size. Therefore, the proposal is considered to be inkeeping 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 To the front there would be a new window within the proposed porch on the ground floor. There would also be two windows within the proposed pitched roof front dormers. All these views would face out onto the front drive and public highway therefore not considered to cause any form of harmful overlooking.
- 7.8 On the north side facing the shared boundary with No.96 Hart Plain Avenue there would be a door within the proposed porch and a new window within the existing property at ground floor. These views would be screened by the existing 1.8 metre high fencing thus it is not considered to cause harmful overlooking to No.96. At first floor level there would be two windows serving a bathroom and bedroom respectively. These views would face out onto the side wall of No.96 which is not deemed cause direct overlooking. The proposed rear extensions would not extend any closer to the shared boundary than existing and due to the separation distance offset by a driveway it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.96.
- 7.9 On the south side facing the shared boundary with No.92 Hart Plain Avenue there would be an additional window on the ground floor. This would create similar views to that already established thus not considered to cause harmful overlooking. At first floor level there would be a window serving a bathroom. This would face out onto the side wall of No.92. This would create similar views to what No.92 have and as a result not considered to cause direct overlooking. The proposed rear extensions would not extend any closer to the shared boundary than existing and due to the separation distance offset by a driveway and the neighbour's garage it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.92.
- 7.10 To the rear within the proposed single storey rear extension there would be bi-folding doors and a window facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing and hedging it is not considered to cause harmful overlooking. At first floor level there would be two windows serving the bedrooms. Due to their position within the roof space it is not considered to cause direct overlooking to the properties adjacent No.s 92 and 96. The proposed windows would face out onto the rears of No.5 and 7 Sandyfield Crescent. Views would be to the back of No.5 which

would be obscured a tree thus deemed acceptable. Furthermore, the rear wall of No.7 is approximately 21 metres away from the rear wall of the proposal thus it is considered to be of an appropriate distance according to the Havant Borough Design Guide and as a result deemed 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 proposed development would involve the demolition of the existing garage and the increase in the number of bedrooms from two to three therefore two car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate two car parking spaces thus deemed acceptable.

(v) Flood Risk

- 7.13 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.14 The built development is Flood Zone 2. The proposed development is classed as minor development and unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(vi) Ecology

- 7.15 The property is located within 50 metres of slow-worm notable and protected species. Due to the nature of the proposed development it is not considered to have a negative impact upon the ecology of the area.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours, parking, flood risk and ecology 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/22/00018

- 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 & PROPOSED PLANS LOCATION & BLOCK - 01 REV 02

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.