
Site Address:	10 Underdown Avenue, Waterlooville, PO7 5DH		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00420	Expiry Date:	22/06/2022
Applicant:	Mr & Mrs Bishop		
Agent:		Case Officer:	Denise Sheath
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

10 Underdown Avenue, Waterlooville, is a detached bungalow constructed with brick with green painted render to the front and side elevations with a brick built single storey rear extension. The front of the property is an open plan shingled frontage used for the parking of vehicles, the rear of the property has a block paved area leading to a raised garden.

2 Planning History

None relevant

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)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Southern Gas Network

thank you for your email regarding the Planning Application APP/22/00420. I only response to Planning Application if its affecting our High Pressure Gas Pipeline or Objection Planning Application in this case it doesn't its is some 200m away to 10 Underdown Avenue, Waterloooville PO7 5DH
Please see attached SGN Map showing this.

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

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 Following the removal of the existing single storey pitched roof rear extension, a single storey flat roof rear extension is proposed. The external rear wall of the proposed extension would have a depth of 8m from the original rear wall of the dwellinghouse and would attach to the existing side elevation gables with a maximum height of 3.4m, the flat roof element of the extension would have a 1m further depth than the external rear wall to create a canopy, the extension would span the entire width of the dwellinghouse (9.5m) and would be rendered to match the existing render of the property.

- 7.4 Due to the location of the extension to the rear of the property it would not be readily visible from the streetscene, nor would it create a harmful impact upon the visual amenities of the area. Many of the properties within Underdown Avenue have rear additions in the form of a mix of conservatories and single storey extensions. It is acknowledged that the footprint of the extension would not be subservient to the host dwelling, thus not meeting the guidance in the Design Guide SPD, and would approximately double the footprint of the original dwelling. That said, the depth of the main depth of the extension at 8m is consistent with the Government's larger house extensions criteria allowed for under permitted development, and it is only the additional canopy and raised eaves height which require the development in this case to require full planning permission, rather than benefitting from the permitted development allowances. The impacts of the scale of the extension in relation to neighbouring properties is considered further below.
- 7.5 Whilst not subservient to the scale of the host dwelling, when considered in the context of the Government's permitted development criteria, coupled with the secluded location of the extension, the design and appearance of the proposal is deemed on balance 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

- 7.6 The proposed extension would have a distance of approximately 15m from the rear boundary, Portsmouth Golf Course located to the adjacent to the rear boundary, it is not considered that the proposed extension would have a harmful impact upon the golf course located to the rear. Any impact would be considered minimal and acceptable.
- 7.7 The proposed west facing elevation of the proposed extension would have a minimum distance of 2m from the shared boundary and an approximate 3m minimum distance from the side facing elevation with No.8 Underdown Avenue, the application site is orientated so that the rear elevation is on a slight angle and would create a further distance from No.8 the deeper the extension projects. There are bi-folding doors proposed along the west side elevation of the extension these would face onto the facing side elevation of the neighbouring property which is already visible from the property and would not create any further overlooking or loss of privacy than already exists. There is a boundary treatment of fencing along the shared boundary which would partially screen the proposal. It is therefore considered that the proposed extension would have a limited and acceptable impact upon the neighbouring property to the west.
- 7.8 The proposed east facing elevation of the proposed extension would have an approximately 1m distance from the shared boundary and an approximate 2m distance from the side facing elevation with No.12 Underdown Avenue. The proposed extension would protrude a further 3m in depth than the existing single storey rear extension of No.12. The proposed extension would be partially screened by the 1.8m close boarded wooden fencing along this shared boundary and would maintain the separation distances. It is therefore considered that any impact upon this neighbouring property would be limited and acceptable.

- 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.

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/22/00420 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:

Application Form - Received 27 April 2022
Location Plan - Received 27 April 2022
Site Plan - Drawing No. 5760/500 - Received 27 April 2022
Existing Ground Floor Plan - Drawing No.5760/1 - Received 27 April 2022
Existing Elevations - Drawing No.5760/3 - Received 27 April 2022
Proposed Ground Floor Plan - Drawing No.5760/2 - Received 27 April 2022
Proposed Elevations - Drawing No.5760/4 - Received 27 April 2022
Section Plan - Drawing No.5760/5 - Received 27 April 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.