
Site Address: 35 Park Avenue, Waterloo, PO7 5DN
Proposal:

Proposed single storey rear extension, new porch, new first floor accommodation following creation of hip to gable roof, and associated internal and external alterations.

Application Type:	Full Planning Permission		
Application No:	APP/22/00495	Expiry Date:	06/07/2022
Applicant:	Mr and Miss J Smith & K Hatch		
Agent:	Mr Barlow The Steven Barlow Partnership	Case Officer:	Lewis Ford
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 35 Park Avenue, Waterloo, PO7 5DN.

The locality is a medium density residential area which includes a mix of detached, semi-detached and terrace properties of similar ages and styles. The northern side of Park Avenue sits at a lower level than the road and is predominantly bungalows, whilst the southern side comprises two-storey dwellinghouses with generous front gardens of more than 12m in depth.

The site itself is on the northern side of Park Avenue and includes a semi-detached, 2-bedroom bungalow comprising blue rendered walls (of various textures), a pitched tiled roof, and UPVC windows and doors. The property has open vehicular access to the front which can accommodate up to 3no. vehicular parking spaces. In terms of plot size, the property is set back from the road by approximately 9m and includes a pedestrian access along its western elevation which leads to a rear garden of more than 20m in depth. The rear garden includes existing hardstanding on its western half, along with a lawn area and an existing outbuilding on the northern rear boundary.

Finally, the rear garden includes standard 1.8m high boundary fencing but gently slopes eastwards making the eastern side boundary appear lower in height than the western boundary.

2 Planning History

No relevant planning history.

3 Proposal

Proposed single storey rear extension, new porch, new first floor accommodation following creation of hip to gable roof, and associated internal and external alterations.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

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

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor G Hughes - Purbrook Ward

No comment.

Councillor H Patel - Purbrook Ward

No comment.

Councillor Ms C Howard - Purbrook 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 due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Parking

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on the Character of the Area & Appropriateness of Design

7.3 The proposed development would comprise the demolition of:

- (1) The existing front porch (1.27m depth by 1.65m width); and
- (2) The existing rear conservatory (2.37m depth by 3.9m width).

7.4 The above demolition is required to facilitate the delivery of:

- (1) A single storey mono-pitched front porch (1.25m depth by 1.65m width);
- (2) A single storey flat roofed rear extension (4m depth by 6.55m width); and
- (3) A loft conversion comprising a hip-to-gable roof extension with:
 - (a) A flat roofed front dormer (4.05 depth by 6.1m width); and
 - (b) A flat roofed rear dormer (4.7m depth by 6.5m width).

7.5 The proposed replacement front porch would broadly mirror the depth, width, and height (albeit slightly taller) of the existing front porch. The replacement porch would be positioned centrally and would help to create a more modern and enhanced principal elevation. Given the above, the proposed replacement porch is considered to adhere to the recommendations of the Havant Borough Design Guide SPD.

7.6 The proposed rear extension would provide a larger kitchen/diner area, whilst the proposed loft conversion would provide an additional 2no. bedrooms with 1no. ensuite. The Havant Borough Design Guide SPD recommends pitched, rather than flat, roofed rear extensions and dormers due to aesthetics. However, in this instance, there are several examples of flat roofed rear extensions, hip-to-gable roof extensions, flat roofed front dormers, and flat roofed rear dormers in the locality – most notably Nos 33, 39, 41, 47 and 55 Park Avenue which have all been similarly extended since the 1980s to present. As such, a precedent has been set for this style of rear and roof extension and, therefore, refusal for this reason would not be justified. Notwithstanding the above, the loft conversion would increase the maximum height of the roof (excluding the existing chimney) by approximately 0.23m to accommodate the headroom for the proposed dormers. Although the change to the angle, size and shape of the roof will increase the bulk of the roof when viewed from neighbouring properties, this change is not considered to be harmful.

- 7.7 The Havant Borough Design Guide SPD explains that householder extensions should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing. As set out in the submitted Application Form and the Amended Existing & Proposed Elevations Plan (Drg No: 0716-01.006.04), the proposed development would include the following external materials:

Light grey render to all existing and new external walls;
Blue-black fibre cement slate roof tiles;
Single ply roofing membrane (flat roof only);
Dark grey, Marley fibre cement cladding (new dormers);
Dark grey, double glazed, UPVC windows and external doors; and
Dark grey, half round guttering and round downpipes

- 7.8 In light of the varied material palette (colours, textures, and finishes) along the existing streetscene, it is considered that the above proposed external materials would be acceptable in this instance which would provide a more modern finish.
- 7.9 Moreover, the appearance, design and mass of the proposed front porch, rear extension and loft conversion is deemed to be acceptable in the context of the application site. This is because the proposed development is not considered to include incongruous features within the streetscene. It is considered that the proposed development would not result in an adverse impact on the visual amenity of the area and, as such, it would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.10 The Havant Borough Design Guide SPD explains that rear extensions:

Should be no closer than 1m from neighbouring properties; and
Should be at least 8m from the rear boundary; and
Should be at least 20m from the neighbouring property to the rear; and
Must not have an adverse impact on the amenity of neighbouring properties.

- 7.11 The proposed rear extension would meet the second and third requirements listed above due to the generous depth of the existing rear garden. In terms of the first requirement, the proposed western side elevation would be more than 1m from No.33 Park Avenue, whilst the proposed eastern side elevation would be approximately 0.3m from No.37 Park Avenue. The proposed development may be perceived to have a slightly overbearing impact to the occupants at No.37. In addition, it is recognised that the proposed rear extension would lead to a degree of overshadowing and loss of light along the rear elevation at No.37. In this instance, however, it is considered that the resulting impact on the amenities of No.37 would not warrant refusal as; any overshadowing would be limited to the later hours of the day; there are several examples of rear extensions being built on the boundary within the locality; and no letters of objection have been received with respect to the proposed development.

- 7.12 In terms of the proposed dormers and windows, the Design Guide SPD explains that dormers and windows should not have an adversely negative effect on the overlooking and privacy of neighbouring properties. The proposed dormers would be approximately 11m, 23m and 40m from the front boundary, rear boundary, and rear neighbouring property (No.4 Stoneman Mews) respectively. In terms of the proposed western side windows and the upper floor ensuite window on the proposed rear dormer, it was agreed with the Agent on 26 July 2022 to include Planning Condition Nos 4 and 5 to ensure that the windows listed above are obscure glazed to prevent overlooking and loss of privacy to the occupiers of both Nos 33 and 35 Park Avenue.
- 7.13 On balance, it is considered that the proposed development would not result in an unacceptable impact and neighbour relationship – in terms of overbearing, overshadowing, loss of light, overlooking, or loss of privacy – on Nos 33 and 37 Park Avenue given the proposed conditions, plot size, existing examples in the locality (including No.39 Park Avenue) and the alternative types of development which would be delivered under permitted development rights (PDR). Given the above, it is considered that the proposed development would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received with respect to the proposed development.

(iv) Parking

- 7.14 The proposed development would result in the net increase of 2no. bedrooms to create a 4no. bedroom dwelling. The Havant Borough Parking SPD, which supplements Policy DM13, states that the minimum parking requirements for a 4no. bedroom dwelling is 3no. vehicular parking spaces. The existing hardstanding at the front of the property can accommodate 3no. vehicular parking spaces which meets the requirements of the Parking SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties given similar examples in the streetscene. The proposed development is, therefore, considered to be appropriate and is recommended for approval subject to appropriate planning conditions.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00495 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:

Drg No: 0716-01.001.01 – Location Plan & Block Plan
Drg No: 0716-01.002.01 – Existing Ground Floor Plan
Drg No: 0716-01.003.01 – Existing Main Roof Plan
Drg No: 0716-01.004.01 – Proposed Site Plan & Ground Floor Plan
Drg No: 0716-01.005.03 – Proposed First Floor Plan & Main Roof Plan
Drg No: 0716-01.006.04 – Amended Existing & Proposed Elevations
(Received 26 July 2022)

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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the western side windows shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the upper floor ensuite window on the northern rear elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.