
Site Address:	1 Dorrita Avenue, Waterlooville, PO8 8HU		
Proposal:	Proposed single storey rear extension.		
Application No:	APP/21/00776	Expiry Date:	29/09/2021
Applicant:	Mr A Lee		
	Andy Lee Carpentry Services		
Agent:		Case Officer:	Selina Donophy
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi-detached bungalow located on the South side of Dorrita Avenue. This property has a hipped roof and a hard standing area to the front with vehicular parking space. The property is of brick construction with a tiled roof.

The adjoining property, no 2 is set at a slightly lower level as the land slopes down towards the South East and has a gabled roof, with two separate dormers on the front roof slope as well as one centrally sited roof light.

2 Planning History

APP/16/00912 - Single storey side and rear extension and loft conversion with front and rear dormers and front porch., PERM,10/11/2016

APP/20/00156 - Demolition of existing porch and relocation of front door, alterations to fenestration, loft conversion to include front and rear dormers, hip to gable extension and front rooflight., PERM,09/04/2020

APP/21/00604 - Prior notification for single storey development extending 3.70 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 3.40 metres and an eaves height of 3.40 metres., UNK,

3 Proposal

Proposed 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)

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

Arboriculturalist, Havant Borough Council

No objection. The Oak is far enough away not to be affected.

Councillor A Briggs - Cowplain

No comment

Councillor D Keast - Cowplain

No comment

Councillor Narinder Bains - Cowplain

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

Comment	Officer Comment
No comments 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) Parking

(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.

7.3 Planning permission was granted in 2020 for the 'demolition of the existing porch and relocation of front door, alterations to fenestration, loft conversion to include front and rear dormers, hip to gable extension and front rooflight' under application reference APP/20/00156. The extension to the rear was already in existence prior to this being granted.

There is a TPO oak tree to the east of the site. Havant's Arboricultural Officer has been consulted on this and is satisfied the oak tree is not close enough to be affected by the proposal.

(ii) Appropriateness of design and impact on the character of the area

7.4 This proposal comprises an enlargement of the flat roof rear extension to add 1.3 metres additional depth, resulting in a total depth of approximately 4.5 metres. The width and height would remain the same as existing. Other alterations include the addition of bi-fold doors to the rear which would replace the previously approved windows and door leading out into the rear garden. The additional depth would allow for an enlarged kitchen/ dining room space.

7.5 The alterations are not deemed to result in a harmful appearance and the extension would be of an acceptable scale when judged within the plot size and within the context of the host dwelling.

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 east of the application site is no 2 Dorrit Avenue. The extension would not result in any harmful overshadowing or overlooking to no 2.

7.8 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

7.9 The proposal would not result in any additional bedrooms, therefore no further parking allocation would be necessary.

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/21/00776

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:

P10/P2/1 Existing and proposed floor plans and elevations
Location plan uploaded on the 30.07.2021
Block plan uploaded on the 21.07.2021

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.