
Site Address:	37 Willow Tree Avenue, Waterloooville, PO8 8AL		
Proposal:	Single storey side and rear wrap around extension.		
Application No:	APP/22/00020	Expiry Date:	28/03/2022
Applicant:	Mr C Trim		
Agent:	Mr Walker	Case Officer:	Joseph Toole
	Parkers Design		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

37 Willow Tree Avenue, Waterloooville, is a two storey semi detached property located to the north side of Willow Tree Avenue. The property comprises of yellow brick and concrete roof tiles. Vehicular access is from Willow Tree Avenue with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design.

2 Planning History

APP/22/00038 - Application for Certificate of Lawfulness relating to proposed loft conversion with rear dormer. Current application pending determination.

3 Proposal

Single storey side and rear wrap around 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

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 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Concerns with overhanging outside of boundary and foundation works	It has been confirmed there would be no overhanging

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 development would involve a single storey side and rear wrap around extension. The proposed side extension would be used as a garage and storage slightly offset from the front of the property and would have a width of approximately 2 metres, depth of 7 metres and lean to roof having a maximum height of approximately

3.6 metres. It would be attached to a rear extension which would be used as a kitchen and storage space. It would have a width of approximately 8.4 metres including the proposed side extension, a depth of approximately 4.5 metres with a pitched roof having a maximum height of approximately 3.6 metres.

- 7.4 The proposed extensions would have brickwork and roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwelling.
- 7.5 The proposed works would be visible from the street scene in the form of the proposed side extension. As it would be slightly offset from the principal elevation and due to its modest width it is not considered to appear out of keeping with the character of the area. Due to the proposed rear extension being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing single storey rear extension and garage. Therefore, it is considered to be in keeping 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 garage door facing out onto the public highway therefore it is not considered to cause harmful overlooking to any neighbouring properties.
- 7.8 On the east side the proposed side/rear extension would come closer to the shared boundary with No.39 Willow Tree Avenue. There would be no side windows within the proposed extensions with 2 rooflights to provide natural lighting. Therefore it is not considered to cause harmful overlooking to No.39. Although the proposed extensions would come closer to the shared boundary due to the separation distance and being partly offset by the neighbour's garage it is not considered to appear overbearing or result in the harmful loss of light to No.39.
- 7.9 On the west side the proposed extension would only extend out slightly further than the existing extension and the extension at No.35 Willow Tree Avenue partly screened by the existing 1.8 metre high fencing. Therefore it is not considered to appear overbearing or result in the harmful loss of light to No.35.
- 7.10 To the rear there would be doors and windows facing out onto the rear garden. These views would be similar to those already established from the existing rear extension and would be screened by the existing boundary treatment thus not considered to cause harmful overlooking.
- 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).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact

on the character of the area and 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/22/00020 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 and Block Plan - P3 V2
Existing and Proposed Ground Floor Plan - P1
Existing and Proposed First Floor Plan - P2
Existing and Proposed Roof Plan - P2A
Existing and Proposed Front and Rear Elevations - P4
Existing and Proposed Right and Left Elevations - P5

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.