
Site Address:	14 Willow Tree Avenue, Waterloooville, PO8 8AN		
Proposal:	Single storey rear and side extension.		
Application No:	APP/21/01272	Expiry Date:	05/01/2022
Applicant:	Mr & Mrs Rayment		
Agent:	Mr Le Voi	Case Officer:	Joseph Toole
	L.M.D. Designs Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

14 Willow Tree Avenue, Waterloooville, is a two storey semi detached property located to the south side of Willow Tree Avenue. The property comprises brickwork and concrete roof tiles. Vehicular access is from Willow Tree Avenue with parking to the side.

The property is located within a residential area with surrounding properties of the same style and design.

Note - Due to Corona virus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Single storey rear and side 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

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Public Comment

Drainage information to be included in the application

Flood Risk

Officer Comment

Drainage in relation to the proposed extension will be considered under the Building Regulations.

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 extension. It would be used as a shower room, study and dining/day room. The proposed side extension would have a width of approximately 1.8 metres, a depth of approximately 3.5 metres. The proposed rear extension would be attached to the proposed side

extension and would have a width of approximately 8.6 metres, a depth of approximately 3.2 metres and a pitched roof with a maximum height of approximately 3.8 metres.

- 7.4 The proposed extensions would have facing brickwork and concrete roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse.
- 7.5 Part of the proposed development would be visible from the street scene. As the proposed side extension would be set back from the street it is not considered to have an adverse impact on the character of the area. Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extensions would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. 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 a window in the proposed shower room. This view would face out onto the driveway and public highway and as a result not considered to cause any form of overlooking to neighbouring properties.
- 7.8 On the south east side facing No.16 Willow Tree Avenue there would be no side windows within the proposed extensions. Due to the separation distance with the neighbour's driveway on this side it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.16.
- 7.9 On the north west side facing No.12 Willow Tree Avenue there would be no side windows within the proposed rear extension. As the proposed rear extension would not extend beyond No.12's extension it is not considered to appear overbearing or result in the harmful loss of light on this side.
- 7.10 To the rear there would be doors, windows and rooflights facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing it is not considered to cause harmful overlooking to the surrounding properties.
- 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.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01272

- 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 - 221893 100

Existing and Proposed Block Plans - 221893 101

Existing and Proposed Floor Plans - 221893 102 A

Proposed Elevations - 221893 104 A

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.