
Site Address: 21 Warfield Avenue, Waterloooville, PO7 7JN
Proposal: Demolition of rear porch, side lean and detached garage, partial demolition of conservatory, construction of single storey rear extension.
Application No: APP/21/00949 Expiry Date: 03/12/2021
Applicant: Mr A Williams
Agent: Mr R Nolan Case Officer: Graham Speller
 Cover Storey Architects
Ward: Waterloo
Site Visit Date: 14/10/2021

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the north western side of Warfield Avenue and is occupied by a two storey semi detached dwellinghouse. There is an attached garage which is set back from the front of the property.
- 1.2 The property also benefits from a conservatory and a further building to the rear attached to the existing garage.
- 1.3 The surrounding area is residential in character with properties of varying styles and design.

2 Planning History

APP/15/00052 - Prior notification for single storey development extending 6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.3 metres and a maximum height of 3.2 metres. , GPDC,17/02/2015

3 Proposal

- 3.1 Demolition of rear porch, side lean and detached garage, partial demolition of conservatory, construction of single storey rear extension.

4 Policy Considerations

National Planning Policy Framework 2021
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
E1* (High quality design)

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comments received.

Councillor Mike Sceal

No comments received.

Councillor Peter Wade

No comments received.

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: 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 Whilst the materials to be used on the rear extension do not match the existing (albeit there is some existing timber finish) it would be sited at the rear and not visible from any public place. As such, the use of such materials is considered acceptable. It is also commendable that it is proposed to incorporate a green roof.

7.4 The proposed garage element would be finished in more traditional materials to match the existing dwellinghouse. It would also be visible from the public realm so in this instance the use of more traditional matching materials is considered appropriate.

7.5 The garage element would still be sited further back from the front wall of the property

and also the neighbouring property so would not appear prominent in the street scene.

- 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 The neighbouring property (No.23) does have side windows at ground floor level, however, these are already obscured to some degree by the existing boundary fence.
- 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the character of the area and the visual amenities of the locality 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/21/00949 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:

V01-300 REV P1 - LOCATION AND BLOCK PLAN

V03-301 REV P1 - PROPOSED GROUND FLOOR AND ROOF

V05-301 REV P1 - PROPOSED ELEVATIONS

V00-301 REV P1 - PROPOSED VISUAL - REAR 1

V00-302 REV P1 - PROPOSED VISUAL - REAR 2

V00-300 REV P1 - PROPOSED VISUAL - FRONT

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall not be erected other than in the following materials or such other materials as have been approved in writing by the borough council:

Walls: red/brown bricks to match/blackened timber

Roof: rear/side extension - flat roof with gravel and green roof

Garage – matching clay tiles to existing or similar

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.