
Site Address:	179 Park Avenue, Waterlooville, PO7 5EY		
Proposal:	First floor side extension.		
Application No:	APP/16/01127	Expiry Date:	26/12/2016
Applicant:	Mr D Scott		
Agent:	Mr A Brown	Case Officer:	Karen Wooden
Ward:	Purbrook		
Site Visit Date:	15/11/2016		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Park Avenue is a residential road in Purbrook, Waterlooville featuring a mixture of bungalows and two storey dwellings of varying ages and styles. This section of Park Avenue is characterised by large detached and semi-detached properties set within good size plots.
- 1.2 No 179 is a modern two storey dwelling attached to the neighbouring property to the north (No 181) by their respective garages. The dwelling has brick elevations and a brown tiled roof. There is vehicular access to the front garden area of the property which is hardsurfaced and provides off road parking for 4 vehicles.
- 1.3 To the north lies 181 Park Avenue the link detached property adjoining the application site by virtue of the attached garages. A low level brick wall topped with decorative railings achieving an overall height of 1.3 metres runs along the shared boundary between the properties.
- 1.4 To the south lies No 177 Park Avenue, a detached chalet bungalow with a detached garage sited between the property and the application site. 1.8 metre high fencing runs along the boundary of 177 and the application site.

2 Planning History

03/67511/000 - Single storey side extension., PERM,03/04/2003
APP/14/00427 - First floor front extension., PERM,12/06/2014

3 Proposal

First floor 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)

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

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment to this application

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 The proposed first floor extension to the north east elevation will be visible from the streetscene, although the materials to be used are to match those of the existing property which will lessen any visual impact. The streetscene is a mix of single and two storey properties, most of which are of individual design. The first floor extension will, to some degree, erode the visual gap between the host dwelling and the adjacent neighbour, however, the neighbouring dwelling is set a sufficient distance from the shared boundary, ensuring sufficient space will remain so as not to cause significant harm to the visual amenities of the street.

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

7.4 No objections have been received in relation to this application. The proposed extension will bring the first floor north eastern elevation 2m closer to the neighbouring property (181 Park Avenue), retaining a gap of 4m between the two

properties. Currently the north eastern elevation has two staggered windows. The proposed plan shows that the extension will also have two windows, which will be set level and will both be obscure glazed.

- 7.5 Consequently, it is considered that the proposal is unlikely to 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01127 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing elevations and plans and proposed roof plan
Proposed elevations and plans

Reason: - To ensure provision of a satisfactory development.