
Site Address:	18 Firs Avenue, Waterlooville, PO8 8RS		
Proposal:	First floor side extension, front porch and external alterations.		
Application No:	APP/15/01374	Expiry Date:	10/02/2016
Applicant:	Mr & Mrs Emery	Team:	Team 2
Agent:	Mr MacLean	Case Officer:	Heather Lealan
	Tyrrell Dowinton Associates UK Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

18 Firs Avenue, Waterlooville, PO8 8RS is a two storey 1960/70's end terrace dwelling. It is located on the north side of Firs Avenue. To the east of the dwelling is the adjoining dwelling, No 16, and to the west and north is Cowplain Business Centre. The property has a small garden, but comparable in size to the gardens of the surrounding dwellings, the garden wraps around the building to the west and north. To the front of the site is a steep drive That provides one parking space.

2 Planning History

No relevant Planning history

3 Proposal

First floor side extension, front porch and external alterations. Internal alterations not requiring planning permission include the conversion of the integral garage to living accommodation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

No adverse comments

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Highway Impact

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

7.3 It is considered that the design of the first floor element along with the changes to the primary elevation, including the loss of the garage door and the repositioning of the entrance door, would not be harmful to either the appearance of this dwelling or it's cohesion with the rest of the terrace. Although the roof structure will alter from that of the adjacent dwellings, the new roof form would not be altered to such an extent that it would have a detrimental impact on the visual amenities of the streetscene. It is considered that the design of the proposed changes would accord with policy CS16 (c) of the adopted Core Strategy.

(iii) Impact upon residential amenity

7.4 The additional building bulk is located to the western side of the dwelling, adjacent to the business park. It is considered that the changes to the elevations and the additional of a first floor extension will not cause unacceptable detriment to the occupiers of the surrounding residential dwellings and as such would accord with policy CS16 (e) of the adopted Core Strategy.

(iv) Highway Impact

7.5 The parking requirement for a 4 bedroomed house is three spaces and two spaces can be provided to the front of the site; a parking plan has been submitted to this

regard. This plan should form part of the approved plans and it should be conditioned to be complied with. The dwelling also has an integral garage that can be converted to living accommodation without the need for planning permission. However, it is not considered appropriate to require the retention of this garage for the parking of a vehicle as access to and from the garage is severely limited, if not impossible for some cars, due to the steepness of the drive. Therefore, it is considered that this site has always been under provided for parking and the proximity of the parking bay directly adjacent to the site make this scheme acceptable on balance with regard to an on site parking provision that is less than that required Core Strategy policy DM13

8 Conclusion

It is considered that the scheme is acceptable and should be permitted subject to the conditions as listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01374 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 Compulsary 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 car parking and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed Block Plan and Site Plan drwg.no S1518-20A received 9 December 2016
Proposed Elevations drwg.no S1518-03 received 9 December 2016
Proposed Parking Layout drwg.no S1518-04 received 15 January 2016
Proposed Ground Floor Plan drwg.no S1518-01 received 9 December 2016
Proposed First Floor Plan drwg.no S1518-02 received 9 December 2016
Reason: - To ensure provision of a satisfactory development.