
Site Address:	17A Longwood Avenue, Waterloooville, PO8 8HX		
Proposal:	First floor side extension.		
Application No:	APP/16/00688	Expiry Date:	31/08/2016
Applicant:	Ms Hurst		
Agent:	Mr A Dunks	Case Officer:	Karen Wooden
	Andrew R Dunks Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached modern house located on the southern side of Longwood Avenue, Waterloooville. It has a brown tiled roof and brown multi-brick to the elevations. The property benefits from an integral garage, and to the front of the property is a driveway which will accommodate three cars.
- 1.2 The character of Longwood Avenue is detached and semi-detached properties of varying size, style and design.

2 Planning History

90/54606/000 - Outline application for the erection of one detached house with garage, PERM,
90/54606/001 - Outline application for the erection of one detached house with garage., PERM,
91/54606/002 - Erection of 3 bedroom house with garage, PERM,29/08/1991

3 Proposal

First floor side extension above the existing garage to create a fifth bedroom and additional bathroom.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultations required for 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: 5

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 streetscene
- (iii) Effect on neighbouring properties

- (i) Principle of development

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

- (ii) Appropriateness of design and impact on streetscene

- 7.4 The proposed extension to the east elevation of the dwelling will be visible from the streetscene, although the materials to be used are to match those of the existing property which is lessen any visual impact. There is currently 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 neighboring dwelling is set sufficient distance from the shared boundary that sufficient space will remain so as not to cause significant harm to the visual amenities of the street.

It is therefore considered on balance that the extension would not be detrimental to the streetscene or the character of the area, and will accord with the principles of policy CS16 of the Havant Borough Core Strategy 2011.

- (iii) Impact upon residential amenity

No objections have been received in relation to this application. The property to the east (17 Longwood Avenue) have constructed a conservatory to the western side of their property which is approximately 0.5m from the curtilage, and 1.5m from the garage of the application site. Consideration is taken into whether the proposal would

reduce the light to the conservatory. The current garage is 5.4m in height and the proposal will increase this by approx 2.2m to match the height of the existing dwelling. Although the first floor extension will then be 2.5m closer to the curtilage than the existing house the subject of this application, it is not considered that this would cause significant harm to the occupiers of No. 17 Longwood Avenue in terms of loss of light or privacy.

No. 17 has no windows to its western elevation. The proposal is showing the addition of a window to the east elevation. As this is a bathroom window, and located on the side elevation, a condition will be added to this consent to ensure the glazing is obscured glass. It is therefore considered that the proposal will not be detrimental to the neighbouring property and accords with policy CS16 of the Havant Borough Core Strategy 2011.

8 Conclusion

- 8.1 The scale, siting and design of the proposal are considered to be acceptable and therefore this application is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00688 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:

Site layout plan - 4518/500
Location plan - received 06.07.16
Roof plan - 4518/200
Existing ground floor plan - 4518/1
Existing first floor plan - 4518/2
Proposed first floor plan - 4518/3
Existing and proposed elevations - 4518/4

Reason: - To ensure provision of a satisfactory development.
- 4 The window at 1st floor level in the east elevation of the building shall:-

At all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2015 and the National Planning Policy Framework 2012.