
Site Address:	41 Cherry Tree Avenue, Waterloo, PO8 8AY		
Proposal:	Rear extension and roof raising and alteration to allow living accommodation at first floor.		
Application No:	APP/15/00777	Expiry Date:	09/09/2015
Applicant:	Mr Packman	Team:	Team 2
Agent:	Mr I Marshall	Case Officer:	Tina Pickup
	Ian Marshall		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached bungalow sited on a corner plot - located on the north west side of Cherry Tree Avenue on the junction with Willow Tree Avenue. The wider area is mixed - the north western side of Cherry Tree Avenue is semi-detached bungalows many of which have had loft conversions involving dormers of a variety of designs - but the ridge line of these bungalows remains consistent and level. The dwellings to the north of the Willow Tree Avenue junction change to higher two storey mansard style and the south eastern side of Cherry Tree Av is a mix of semi-detached bungalows and mansard style dwellings.

The application site comprises a modest bungalow having a lower ridge than the adjacent semi-detached bungalows. It has an 'L' shaped footprint with one gable end and one hipped end. The bungalow is constructed of buff brick with concrete tile roof. There is a glazed conservatory at 3m deep across half the rear elevation (n-w elevation) with the other half having a 1.5m deep glazed lean to. A beech hedge forms the boundary to the roadside corner and vehicular access is taken off Willow Tree Av with a drive and covered car port in the north-western corner of the site.

The land is relatively level.

2 Planning History

None

3 Proposal

The proposal involves demolishing the existing conservatory and lean-to on the rear elevation and raising the ridge of the rear block of the dwelling from 4.7m to 6m - this is achieved by increasing the base footprint and supporting the roof on piers, creating a covered area 1.5m deep across the full width of the dwelling. The enlarged roofspace would include a dormer in the rear roofslope that has a sloping pitch roof and a double velux on the front roof slope.

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

AL1 (Presumption in Favour of Sustainable Development)

The Borough Design Guide SPD, Dec 2011
Residential Parking and Cycle Provision SPD, March 2010

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - no adverse comment - suggest condition the provision and retention of two parking spaces in order to comply with HBC car parking standards

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Highways and parking

- (i) Principle of development

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

Being a corner site the proposed alterations would be particularly prominent and visible in the street scene. Currently the ridge of the existing bungalow is set lower than the remaining line of bungalows who all have ridge heights of some 6.3m (taken from APP/14/00066 for alterations to 29 Cherry Tree Av). The proposed increase in ridge height would be to 6m so in street scene terms this would sit slightly lower than the prevalent height and not dominate the skyline.

The proposed alterations to the rear half of the bungalow would result in the front projection of the 'L' footprint being visually stepped down lower than what will appear as the main ridge behind, by about 1.8m. This would result in the original front element of the dwelling appearing subservient to the proposed extension. Whilst the Borough Design Guide recommends that extensions are subservient to the original dwelling, in this case, making the extension dominate the original still results in an acceptable form of development that follows the general pattern and character of development in the area.

The proposed dormer is on the rear elevation and stepped down from the ridge and set in from the sides and eaves by over 1m, to accord with the Design Guide. Because the site is a corner plot, the side elevation (north-east) will be visible from Willow Tree Avenue and hence views of the dormer will be possible from the street scene. The area already has a mix of dormer sizes and designs, and the proposed dormer does have a sloping roof rather than simply being flat, so visually would not be inappropriate. The proposal is therefore considered to comply with Policy CS16 clause c).

(iii) Impact upon residential amenity

The proposed rear dormer would serve two bedrooms and the clear opening windows in the rear elevation would face out to the side elevation of No 30 Willow Tree Avenue - given the positioning of the dwellings, and the presence of the applicants own car port which provides a buffer to this direction, this would mainly be over the side drive and frontage area, and not over the private rear garden area. Furthermore the presence of first floor dormer windows is an established part of this residential area and no additional material harm to the amenity of neighbours is considered to result from the proposed dormer.

The additional roof bulk and enlarged side gable end would sit close to the south western boundary with No 39 Cherry Tree Avenue. This property has its drive on this boundary acting as a buffer, with a 6' evergreen hedge on the boundary. The orientation of the plots is such that this additional height would be to the north-east and would be unlikely to result in any overshadowing. It is not considered that the proposed alterations would unduly harm the amenity of these occupiers, and hence is considered to comply with Policy CS16 clause e).

(iv) Highways and parking

The proposal changes the dwelling from 2 beds to 3 and hence the existing 2 on site spaces provided by the existing drive and car port is adequate to comply with the Residential Parking SPD.

8 Conclusion

The proposed extension and increase in ridge height would be similar to the ridges of adjacent bungalows and hence would not dominate the street scene. There would be no undue harm to amenity of neighbouring residents so the proposal is considered to comply with Policy CS16 and therefore recommended for planning permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00777

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials to be used shall be as specified in the submitted details or shall match in type, colour and texture those on the existing building.
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 2012.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS location plan
Existing plans Drawing 1
Proposed floor plans Drawing 2
Proposed elevations Drawing 3

Reason: - To ensure provision of a satisfactory development.