
Site Address:	76A Durley Avenue, Waterlooville, PO8 8UZ		
Proposal:	Single storey side extension with extension to existing motorcycle store to front elevation.		
Application No:	APP/15/00545	Expiry Date:	17/07/2015
Applicant:	Mr N Dymond	Team:	Team 2
Agent:	Mr D P Manns	Case Officer:	Rachael McMurray
	D M Designs		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site consists of a 2-storey, detached dwelling of brick and tile construction with a pitched roof. It has previously been extended at first floor level. There is a large driveway to the front of the site which provides parking for 4 vehicles. The property is located on a corner bend of Durley Avenue and is set back from the highway. A low boundary wall marks the boundary with No. 76 Durley Avenue, which increases in height to the form the side boundary of the existing motorcycle store, with a 1.8m high brick wall along the side of the rear garden. There is a single storey front extension. The rear plot is enclosed by a 1.8m high fence and there is a detached garage/outbuilding in the corner of the rear garden and a conservatory on the rear elevation.

2 Planning History

09/63376/001

Single storey attached motor cycle store. Approved.

3 Proposal

Single storey side extension and front extension to existing motor cycle store on the front elevation.

The front extension would extend out by a further 6m into the front driveway with a width of 2.6m. It would have a pitched roof which would extend out from the existing front extension. The side extension would extend out from the rear of the existing bike store, along the side/rear boundary and then finish in line with the existing rear building line. This would have a parapet pitched roof with a flat section in the middle with a roof lantern. Materials would be matching with the main dwelling.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Southern Water:

"It appears that the developer is intending to build over/close to a public foul sewer which is within the site. Building over/close to a "public sewer" is not normally permitted by Southern Water.

However, under certain circumstances building over/close a sewer may be allowed. The conditions associated with the build over/close to a sewer are contained in Southern Water guidance notes which are available at: www.southernwater.co.uk. A formal application to build over/close to the sewer will required to be submitted by the applicant."

Please note:

- No development or new tree planting should be located within 3 metres either side of the centreline of the public surface water sewer and all existing infrastructure should be protected during the course of construction works.
- No new soakaways should be located within 5 metres of a public surface water sewer.

An informative will be added to any planning permission
Development Engineer - Highways;
No comments received.

Officer note - the site would still be able to provide adequate onsite parking even with the addition of the front extension.

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: 9

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 the design and impact upon the streetscene
- (iii) Impact upon residential amenity

(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) Appropriateness of the design and impact upon the streetscene

The front extension would be visible from the streetscene of Durley Avenue. However, the dwelling is set well back into the plot (approx 33m) and even with a 6m extension, this would still be 10m from the front boundary. The ridge height is low and extends out from the existing small front extension. Given the subservience of the structure and the spaciousness of the front driveway, it is considered that the front extension would not have an overly harmful impact on the character and appearance of the dwelling.

The side extension would not be highly visible from the streetscene as it would sit behind the existing bike store. The roof height and design would tie in with the existing extension and use matching materials.

(iii) Impact upon residential amenity

The closest neighbouring property would be No. 78 Durley Avenue which sits at an angle and to the rear of the application site. The rear/side boundary of No. 76A forms the boundary for the driveway to this property. The side extension would abut the rear/side boundary however, the ridge height is fairly low and the building would not extend past the existing rear building line. Overall therefore it is considered that the visual impact would not be significant so as to be contrary to Local Plan policy CS16 or the Council's design guide.

The use of part of the extension is for a hot tub room, these include water pumps, however, having checked with the Environmental Health Officer noise from such pumps on other sites do not appear to have caused issues to neighbours in the past. Whilst it is recognised that the use of such a facility can on occasion generate some noise, this would be dependent on the users and is not a matter that could warrant a refusal of planning permission.

8 Conclusion

The application is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00545 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 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:

Drwg No. 1 of 2 Rev A - existing and proposed location plan, floor plans, elevations and roof plan.

Drwg No. 2 of 2 Rev A - section plans

Reason: - To ensure provision of a satisfactory development.