
Site Address:	7 Avondale Road, Waterloooville, PO7 7ST		
Proposal:	Two storey rear extension; rear garage extension, rebuild existing coal shed and extension to rear terrace area.		
Application No:	APP/15/00786	Expiry Date:	30/09/2015
Applicant:	Mr Cook	Team:	Team 2
Agent:	Mr Wild	Case Officer:	Stephen Andrews
	Helyer Davies Architects		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a large, attractive two storey detached dwelling within a good sized plot that is well screened at the rear. The dwelling has red brick walls, with pitched slate roof and has two front bay windows at ground floor. There is a single detached garage to the side with vehicular access on to Avondale Road and a conservatory style extension at the rear. The rear garden is enclosed by high level, mature evergreen hedging, with mature trees towards the far end of the garden

The immediate area is residential in nature and characterised by various dwelling types including single and two storey dwellings. The site is located within walking distance of Waterloooville Town Centre.

2 Planning History

None

3 Proposal

Planning permission is sought for a rear two storey in fill extension, although the ground floor section is greater in depth and an extension to the rear of the existing detached garage.

The two storey rear extension would measure 7m in depth at ground floor and 5m in depth at first floor. It would measure 4m in width, 6.2m to eaves height and 7.5m to ridge height (1m below that of the host dwelling). The extension would be positioned approximately 3.5m in from the shared boundary with 9 Avondale Road.

There would be a log burning flue sited on the flank elevation of the extended part of the dwelling, some 5.3m in length and 0.8m lower than the ridge height of the existing dwellinghouse.

The garage would be extended at the rear by 5.3m, the existing width of the garage would be maintained (2.4m). The height would appear as existing but is in fact 3m due to the higher land level at the back. The corrugated roofing would be replaced with slate and the rear section of the garage would be timber clad (existing garage brick).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - No objection

Development Engineer - Highways - No objection

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: One letter of representation identifying the following points:

- Application states in 4.6 Hedging/ shrubbery on boundaries are to remain, however, the current garage extension and extension to the terrace will require a portion of the boundary hedging to the east to be removed, thus any retaining walls removed must be replaced and the boundary hedge where removed must be replaced with a boundary not exceeding 2m in height. The hedge in this position is a dilapidated leylandii hedge.
- The proposed first floor window in the east elevation should be obscurely glazed and top hung, as per the application.
- The garage should be constructed of materials to match existing garage and dwellings. Any asbestos found should be professionally removed and disposed of.
- The new log burner flue is out of keeping with the dwelling and should be located within one of the existing chimneys or painted black.

Officer Comment:

Any alternative replacement boundary treatment would be a matter of discussion between the applicant and the neighbour. The works proposed are within the red edge of the application site and there has been no indication with the submission that alternative boundary treatment, or retaining wall would be required for the development.

A condition for the level of obscuration to the east facing en-suite window could be attached to a grant of consent to reduce overlooking and the perception of being overlooked.

The proposed materials stated for the garage are considered to be acceptable and would not detract from the character and appearance of the dwelling.

Whilst the new log burner flue introduces a modern element to this attractive historical building it is discreetly located and would not materially harm the character and appearance of the dwelling from the public domain.

7 Planning Considerations

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 on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Waterlooville where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The proposed two storey rear infill extension is positioned so that only adjoining neighbour 9 Avondale Road would be aware of its presence.

The new two storey rear extension would be set in from the shared boundary with 9 Avondale Road by approximately 3.5m and 6m from the flank wall of number 9. The two storey depth would be in line with the existing dwelling, whilst there would be a 2m increase beyond the furthest rear wall of the dwelling at ground floor level.

There are no first floor windows in the flank elevation of 9 Avondale Road facing the application site and the only proposed window/opening in the flank elevation of the two storey extension is a small window serving an en-suite. This is shown to be obscure glazed although the neighbours at number 9 have requested that this be conditioned to require obscuration to Pilkington's Texture Glass Obscuration Level 4. It is considered that this is a reasonable request and would assist with the protection of neighbour amenity from overlooking, loss of privacy and perceived overlooking.

It was noted that there was a larger window in the rear ground floor part of the flank elevation of 9 Avondale Road, however this is currently screened by the hedging along the boundary, which although stated to be retained may be replaced by the rear extension to the garage. Notwithstanding this the window appeared to be a secondary window and as such the proposed two storey extension is not considered to have an impact on this window.

Having regard to the built relationship of the two storey extension in relation to immediate neighbours, separation distances and existing boundary screening it is not

considered that the two storey rear extension would result in unacceptable harm to neighbour amenity.

The extension of the existing garage to the rear is considered to be relatively modest in height (3m - 2m to eaves height). A distance of 2.5m would be retained between the garage and the flank wall of 9 Avondale Road it is therefore considered that in conjunction with the modest height that no harm would result from this part of the proposal.

It was noted that there was a ground floor window in the flank elevation of number 9 facing the application site but this appeared to be a secondary window, as such it is further considered that the relationship of the development to the neighbour is acceptable.

It is therefore considered that the, existing built relationship, level of boundary screening, positioning of the extensions and distance from neighbouring properties all combine to suitably protect the residential amenities of neighbouring properties. The development would not therefore result in unacceptable harm by reason of overlooking, loss of privacy, overshadowing, overbearing effect or loss of light and would accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The development proposed relates to a two storey infill extension to the rear of the dwelling, an extension to the rear of the existing detached garage and the inclusion of a flue for a log burner to the flank wall of the rear two storey extension.

The proposed development would therefore have little presence from the public domain and would in any event be acceptable in scale and design and suitably subservient to the host dwelling.

The development is therefore considered to be appropriate in form, scale and design and would preserve the character and appearance of the area and the attractive qualities of the host dwelling. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00786

(A)

(B) for the following reasons/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 of the two storey rear extension shall match in type, colour and texture those on the existing dwellinghouse.

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 first floor window in the side (east elevation) of the two storey rear extension hereby approved 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 9 Avondale Road and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Drawing 14008-01
Drawing 14008-02
Drawing 14008-03
Drawing 14008-04

Reason: - To ensure provision of a satisfactory development.

- 5 No development including site clearance shall commence on the site until protective tree fencing has been erected. The positioning of which should accord with the red dashed line shown on approved plan (Drawing 14008-04). Such fencing shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

