
Site Address:	5 Willow Tree Avenue, Waterlooville, PO8 8AL		
Proposal:	Single storey side and rear extension. Demolition and replacement of detached garage.		
Application No:	APP/15/00726	Expiry Date:	24/08/2015
Applicant:	Mr B Ainsley	Team:	Team 2
	Mcain Limited		
Agent:	Mr Critchley	Case Officer:	Bee Crawford
	Martin Critchley, Architect		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow which is currently vacant and being refurbished. It has a brown tiled pitched and hipped roof and elevations of red multibrick. The site is level, open to the front with vehicular access and 1.5 metre high fencing to the eastern and western boundaries. The rear garden is a good size, currently uncultivated and enclosed to all boundaries by 1.8 metre high fencing, and a row of mature trees to the rear.
- 1.2 The adjoining semi-detached property lies to the east, a pair of semi-detached bungalows are to the west and Cowplain recreation ground is to the rear. The property faces side aspects of dwellings in Yew Tree Avenue. The area is of medium density of predominantly detached and semi-detached bungalows of individual and similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey side and rear extension and detached replacement garage. The extension is a total of 10.7 metres in width to the rear (extending 3 metres beyond the side wall), 8.6 metres in depth (extending 3 metres beyond the rear wall) and stepped in by 1.16 metres at 6.7 metres to the side extension at the front. It has a flat roof incorporating 3 roof lanterns to the rear element with a total height of 3 metres. The existing property and new extension will be rendered. The proposed garage is 4.050 metres in width, 6.175 metres in depth with a pitched roof of 2.1 metres to the eaves and 3.915 metres to the ridge.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse comments.

Arboriculturalist

The trees at the rear of the site are not of a TPO quality (previously heavily topped). However their retention on site is desirable as they do offer a level of public amenity value. Tree protection plan requested and submitted 18 August in lieu of a condition.

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
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 Part of the proposed extension would be visible from the public realm, although it is set back in excess of 10 metres from the front boundary and it is considered there would be minimal impact on the existing streetscene. The development would result in a modest increase to the original footprint of the property and it is noted that the infill element of the proposal between the side and rear extensions has triggered the

need for planning permission. The new garage is in the rear garden of the property approximately 24 metres from the front boundary of the site. The design and appearance of the extension and garage is deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is therefore judged there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The development would be situated on the eastern boundary, however there are no windows in the eastern elevation, it would be adjacent to the existing conservatory and 1.8 metre high fencing to the adjoining property at number 7 and the depth and height of this part of the extension falls within the realms of permitted development. The extension projects away from the property to the west, (the nearest point being approximately 2 metres and the furthest point approximately 6 metres). Due to the position of the property and the existing screening, it is considered the new windows in the western elevation are a sufficient distance away from the boundary to minimise any perception of overlooking or the extension appearing overbearing. It should be noted that the main part of the side extension could be built without the benefit of planning permission. The proposed garage will be situated further back from its original siting, 1 metre from the western boundary, with no windows in the western elevation and is about 14.5 metres from the eastern boundary. No properties back on to the rear of the application site.
- 7.5 No objections were received regarding the scheme and it is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or recreation ground to the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 **Conclusion**

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

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00726 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 garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 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:

Drg No 201	Location plan
Drg No 202	Block plan
Drg No 1531-101A	Survey plan
Drg No 1531-401O	Existing elevations plan
Drg No 1531-304O	Proposed floor plan
Drg No 1531-404O	Proposed elevations plan
Drg No 1531-305O	Proposed garage elevations and floor plan
Drg No 1531-304A	Tree protection plan

Reason: - To ensure provision of a satisfactory development.