
Site Address:	52 Shaftesbury Avenue, Waterloooville, PO7 5HP		
Proposal:	Single storey side extension		
Application No:	APP/15/00276	Expiry Date:	02/07/2015
Applicant:	Mr Restall	Team:	Team 1
Agent:	Mr Gladman	Case Officer:	Heather Lealan
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No.52 is sited to the southern side of Shaftesbury Avenue. The site comprises a single storey semi detached dwelling house with a dormer window within the rear roof slope. A detached single garage is located adjacent to the eastern boundary. Adjacent to the eastern boundary of the site is a public footpath and that runs across the rear boundary of the site also. The site has a 30m (approx.) deep rear garden that narrows towards the rear southern boundary.
- 1.2 Car parking provision is provided on site through the provision of a driveway leading to the detached garage.

2 Planning History

- 2.1 No relevant planning history on Acolaid

3 Proposal

- 3.1 Single storey side extension. The proposal is 3.6m (approx.) in width and 6.8m (approx.) in depth and is proposed to provide an additional lounge to the property.
- 3.2 The application as originally submitted proposed a gable end to the roof but following officer concerns, with regard to the visual impact to the streetscene, amended plans were submitted that now propose a side hip to the roof and show the guttering accommodated within the site boundary.

4 Policy Considerations

National Planning Policy Framework

Borough Design Guide SPD

Residential Car Parking and Cycle Provision SPD

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

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

5 Statutory and Non Statutory Consultations

None

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: 4

Number of site notices: None

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

(a) The side extension will be going straight out to the boundary and finished as a gable end and not a hip end as it is present. Therefore does that not classify as a single storey extension but as a two storey extension and is not in keeping with the other semi-detached bungalows along the road.

(b) The height of this will greatly impact on the amount of natural sunlight into the front garden and house.

(c) It will impact on our privacy into our front and back gardens, because if the roof space is extended out with the extension and finished with a gable end and not a hip end, then windows will want to be added which aren't in the planning drawings

(d) The interested purchasers of 52 Shaftesbury Avenue have four children and want to buy a two bedroom semi-detached bungalow with a view of making it into a four bedroom. If the roof is done as a gable end right up to the boundary, they will certainly convert the loft space. This will require further parking provision.

(e) The size and height of the extension will also impact on the natural light in the footpath and will make the footpath very dark.

(f) The floor plan shows the extension as a second lounge. There is nothing to show a change of use to the existing rooms and if the existing lounge areas were to be changed of use to extra bedrooms then the new owners should be aware that these would be next to our main living areas. *The occupiers can change the use of the existing rooms without the requirement for planning permission*

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) Highway Impact

(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

7.3 The proposed single storey extension would feature a pitched roof and the revised plans incorporate a hipped end in keeping with other properties within the street. The hipped end also lessens the impact to the users of the footpath that runs along the eastern boundary of the site. The single storey extension will not be overbearing to the main property and sufficient amenity space would be retained in the rear garden. Matching materials are proposed.

It is considered that the extension will not harm the visual appearance of this dwelling house and that the scheme will accord with the requirements of policy CS16 (c) of the Core Strategy.

(iii) Effect on the neighbouring properties

7.4 The closest neighbour to the proposed side extension would be the one to the east of the site. However, this adjacent dwelling is located sufficient distance from the shared site boundary so as not to be detrimentally impacted to an unacceptable extent, particularly now the plans have been amended to show a hip from the initially proposed gable. All other surrounding dwellings are also located sufficient distance away from the proposal such that no new issues of overlooking or overbearing will be created. To this regard it is considered that the scheme will accord with policy CS16 (e) of the Core Strategy.

(iv) Highway Impact

7.5 Despite a direct request from the Case Officer, the agent to the application has declined to submit a first floor plan and has advised in writing that this will not be additional living accommodation. It is therefore considered necessary to recommend that a condition requiring two car parking spaces to be provided and a further condition requiring that there are no further changes to the roof, such as the addition of the further dormer/gable end, as the parking provision within the site may then be inadequate to accord with the requirements of Core strategy policy DM13 and could lead to additional parking on the adjacent highway.

8 Conclusion

8.1 It is considered that the proposal is acceptable and in accordance with policy CS16 and DM13 and should be permitted subject to planning conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00276 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:

Site Location Plan OS Licence No 100047474 received 10 March 2015
Proposed and Existing Block Plan, Ground Floor Plan, Elevations and Sections received 7 May 2015

Reason: - To ensure provision of a satisfactory development.
- 4 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the resulting dwelling as enlarged including the addition of windows permitted by Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall be undertaken without the prior written approval of the Local Planning Authority.
Reason: In the interests of highway safety and the amenities of the occupiers of nearby properties and users of the adjacent footpath and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.