
Site Address:	10 Lansdowne Avenue, Waterlooville, PO7 5BL		
Proposal:	Single storey rear extension, following demolition of existing conservatory; installation of velux window to front.		
Application No:	APP/16/00199	Expiry Date:	18/04/2016
Applicant:	Mr A Wells		
Agent:	Mr P White	Case Officer:	Emma Chisnall
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

No 10 Lansdowne Avenue is a semi-detached bungalow constructed of cream rendered walls with a concrete tiled pitched roof. The amenity space to the front is moderate in size, open with no front boundary around the curtilage and has been hard-surfaced for the provision of parking 2-3 cars. There is a shared driveway between No 10 and No 8 approx 2.5m wide which leads to a double garage at the end of the dwelling for potential additional parking. The rear amenity space is adequate in size and is part hard-surfaced for approx 5m with the rest being lawn. There is a slight slope in ground level from east to west and the boundary along the rear curtilage is a mixture of 2m fencing and hedging.

2 Planning History

None

3 Proposal

Single storey rear extension measuring 1.7m deep, 6m wide and 3.1m high, following demolition of existing conservatory; installation of velux window to front

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Southern Water Comment:

Southern water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer. We request that should this application received planning approval, the following information is attached to the consent: "A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 03303030119) or www.southernwater.co.uk

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a) Adequate soakaway or infiltration system
- b) Watercourse
- c) Where neither of the above is practicable sewer.

Southern water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property.

Officer Comment: The proposal is to replace the conservatory with an extension of similar size, it is not considered that the development would lead to any significant change to surface water drainage requirements.

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: 6

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) Impact upon the character of the area
- (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. The proposed works will involve demolishing an existing conservatory and replacing it with a rear extension 0.1m deeper at single storey height. This will extend the existing kitchen space and due the size of the proposed extension it would appear to be acceptable development.

(ii) Impact upon the character of the area

The proposed extension will be to the rear of the dwelling which is hidden from the public realm and therefore not viewable from the streetscene. Although the proposed extension will replace an conservatory the materials proposed will be matching to that of the existing dwelling to ensure the development is in keeping with the dwelling overall. The size and position of the proposed extension on the dwelling is not considered to cause significant harm to visual amenity and can therefore be considered acceptable development.

(iii) Impact upon residential amenity

The proposed development to No 10 Lansdowne Avenue should not impact the amenity of its neighbouring dwellings at No 12 and No 8. As there is an already established development through the conservatory it is considered the new proposed rear extension would not contribute any significant additional harm. Windows along the east elevation as existing will be removed and replaced with solid wall and the proposed extension will only have an access door and window along the north elevation which will look out to the rear garden. This measure alongside the adequate screening in place should prevent any over-looking or loss of privacy to either neighbour. The roof lantern window will be adequately high enough to ensure over-looking would not be caused.

As the proposed development will be built to the rear of the dwelling along the North elevation it is considered it would not lead to a loss of light nor appear bulky or visually disruptive to the adjoining and next door neighbour as the proposed development measures 1.7m in depth and will be set away from the east elevation by 1m.

The screening in place should ensure that the development does not cause significant harm to the neighbouring dwellings amenity and can therefore be considered acceptable development.

8 Conclusion

No 10 Lansdowne Avenue has adequate amenity space for the proposed rear extension. The space available should ensure that there is no significant loss of amenity to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT**

PERMISSION for application APP/16/00199 subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.

- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

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

Existing Plans and Elevations: Drawing No Planning/001

Proposed Plans and Elevations: Drawing No Planning/002

Reason: - To ensure provision of a satisfactory development.