
Site Address:	83 Inhurst Avenue, Waterloooville, PO7 7QT		
Proposal:	Two storey side extension; single storey rear extension.		
Application No:	APP/15/00588	Expiry Date:	16/09/2015
Applicant:	Mr Miller	Team:	Team 2
Agent:	Mr Benn	Case Officer:	Stephen Andrews
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey detached dwelling of brick and concrete tile construction, with some render and timber covering to the front elevation. The dwelling has a flat roofed garage to the side, with single storey addition to the front elevation. There is on site parking to the front and side of the dwelling with vehicular access on to Inhurst Avenue.

The immediate area is residential in nature and whilst there are examples of similar style and design two storey detached dwellings the area includes a mix of two storey and single storey dwellings.

2 Planning History

None

3 Proposal

Planning permission is sought for a two storey side extension, following demolition of the existing garage and single storey rear extension.

The side extension would have a depth of 6.8m (set back from the front of the dwelling by 0.7m), a width of 3.1m and ridge height of 7.6m (that of the existing dwelling). The rear elevation includes a dormer style bay window at eaves level, the side glazed panels for which are shown to be obscurely glazed. Although the new roof would be hipped, connecting into the existing pitched roof of the dwellinghouse. The side extension would provide extended ground floor accommodation with external store and bedroom at first floor.

The single storey flat roofed rear extension would measure 9.6m in width, 3.9m in depth and 3.2m in height, at its maximum.

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

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: 0

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 the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Highway safety and parking

- (i) Principle of development

The application site is located within the defined urban area of WaterlooVille where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact on the character and appearance of the area

It was observed on the officer site visit that a number of detached dwellings had already been extended to the side, including immediate neighbour 85. The proposed extension would integrate well with the host dwelling and would replicate similar extensions along Inhurst Avenue, most notably 64.

The extension is of good design and with its slight set back from the front elevation and hipped roof form appears complementary and subservient to the host dwelling.

The single storey rear extension with parapet wall and first floor bay window provide a contrast to the more traditional form of the dwelling. However, they provide interest in their own right and do not adversely affect the appearance of the dwelling or the character of the area.

It is therefore surmised that the proposed development would be in keeping with the general character and appearance of the varied residential area and would complement the design and appearance of the host dwelling. The development would therefore accord with the relevant criteria of Policy CS16 of the Havant Borough Core Strategy and wider objectives of the NPPF.

(iii) Impact upon residential amenity

It is considered that the only neighbour that would be impacted by the proposal is immediate neighbour 79 Inhurst Avenue. This is because the dwellings on the opposite side of Inhurst Avenue are some 28m away and the dwellings to the rear in excess of 35m away. The built relationship between 83 and 85 and positioning of the additions to the rear of 85 ensure that the development proposed would not harm the residential amenities of this immediate neighbour.

It was noted that there was a large central first floor window (believed to be a landing window) and small obscure glazed window at first floor level in the flank elevation of 79 facing the application site. A 3.2m gap would be maintained between 79 and the blank flank wall of the proposed two storey extension. It is considered that due to the space retained and the fact that the windows do not serve habitable rooms the development would not result in unacceptable harm to the amenities of this neighbour; particularly in relation to loss of light, overshadowing and overbearing effect.

The proposed first floor bay window at the rear would maintain an outward view over neighbouring gardens and as such ensure that the immediate neighbours retain suitable levels of privacy.

It is therefore concluded that the proposed development makes suitable provision for neighbour amenity and will not result in unacceptable harm to the living conditions or private spaces of any neighbouring dwelling. The development would therefore accord with the relevant criteria of Policy CS16 of the Havant Borough Core Strategy.

(iv) Highway safety and parking

The development would see the loss of the existing garage on-site for parking, however the parking area to the front would be retained. This area is capable of providing parking for two vehicles although vehicles would need to reverse out on to Inhurst Avenue as existing.

As the development does not increase the number of bedrooms existing (three bedrooms), the development would still accord with the residential parking standards adopted by the Council.

The highways engineer has confirmed that there is no objection to the development in respect of parking and highway safety as the development largely maintains the existing status quo.

8 Conclusion

Having regard to the above information it is considered that the development is appropriate in design terms and would not harm the character and appearance of the area, neighbour amenity or highway safety. 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/15/00588, 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:

Drawing No. 2.001 Rev.D1
Drawing No. 2.101 Rev.D1
Drawing No. 2.201 Rev.P1

Reason: - To ensure provision of a satisfactory development.
- 4 The side facing glazed panels in the first floor rear facing dormer window, shown on approved drawing 2.201 Rev.P1 shall at all times be fixed shut 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 nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.