
Site Address:	85 Geoffrey Avenue, Waterlooville, PO7 5BH		
Proposal:	Side/rear extension and roof alterations incorporating rear dormer; rear patio.		
Application No:	APP/15/00182	Expiry Date:	13/04/2015
Applicant:	Mr Ozdemir	Team:	Team 1
Agent:	Ms Beck	Case Officer:	Heather Lealan
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site consists of a semi detached single storey bungalow with a hipped roof in an established residential area, driveway to front and garden to back, bounding open countryside to the rear.
- 1.2 The adjoining dwelling has been extended by means of a rear dormer.

2 Planning History

APP/11/01781

Permission granted for 'Retention of attached garage'. This followed an enforcement investigation which required the application to be submitted.

APP/1400745

Side extension and roof alterations to front, side and rear to allow extended first floor living accommodation, incorporating rear balcony- Refused

1. The proposed side roof extension, combined with the proposed wrap-around flat roofed dormer and roof terrace, are considered overly large and dominant, detrimental to the character of the existing property, and unbalancing the pair of semi-detached properties to which 85 Geoffrey Avenue belongs. The development would therefore be detrimental to the character of the street scene and local area, and contrary to the design guidance set out in the National Planning Policy Framework 2012, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the Havant Borough Design Guide Supplementary Planning Document 2011.

2. The proposed rear balcony by reason of its size and location would result in an unacceptable loss of privacy through overlooking to the rear garden of number 83 Geoffrey Avenue, thereby harming the residential amenities of that property. The development would therefore be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

3 Proposal

- 3.1 The proposal is for a side/rear extension and roof alterations incorporating rear dormer; rear patio.
- 3.2 This application has been submitted in an attempt to over come the previous reasons

for refusal of APP/14/00745. The previously proposed wrap around dormer has been replaced by a roof extension over the existing garage and the rear dormer has been redesigned to match the dormer of the adjoining dwelling. The rear balcony has been removed and the and replaced with a Juliet style balcony in keeping with the neighbouring dwelling.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Havant Borough Design Guide Supplementary Planning Document 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways Officer- No objections

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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) Design
- (iii) Impact on neighbouring residential amenities

(i) Principle of development

7.2 The site is located within an existing residential area; as such it is considered there is

no objection to the principle of development in terms of householder extensions.

(ii) Design

- 7.3 The design is greatly improved from the previously refused scheme and is now considered in keeping with the pair of dwellings and as such would not be a detriment to the visual amenities of the streetscene. It is therefore considered that the scheme will accord with the requirement of policy CS16 (c) of the Core Strategy.

(iii) Impact on residential amenity

- 7.4 The previous scheme was refused on the grounds of loss of privacy to the adjoining neighbouring property from the proposed balcony. The Juliet balcony now proposed will cause no such issues and is considered to be acceptable. It is considered appropriate to impose a condition to require that the Juliet balcony remains such as detriment would be caused to neighbouring amenities otherwise.
- 7.8 With regard to the adjacent detached property at 87 Geoffrey Avenue, this is a two-storey detached property set further back into its plot with a blank side gable facing the application site which would largely screen the proposed works. No loss of amenity to this property is likely to occur as a result of the proposed development.

8 Conclusion

- 8.1 The proposal is considered to be in accordance with the design guidance set out in the NPPF, policy CS16 (c and e) of the Havant Borough Local Plan (Core Strategy) 2011 and the Borough Design Guide SPD.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00182 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site and Block Plan Drwg No 14.GA.P100 received 16 February 2015
Proposed Ground, Upper and Roof Plans and Elevations Drwg.No 14.GA.P102 received 16 February 2015
Existing Ground, Upper and Roof Plans and Elevations Drwg.No 14.GA.P101 received 16 February 2015

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 The Juliet balcony hereby permitted shall not be brought into use until a method to prevent access to the roof area beyond has been installed. The barrier shall remain in place at all times thereafter.

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.