
Site Address:	35 Elmwood Avenue, Waterloooville, PO7 7LG		
Proposal:	Single storey rear extension with raised patio to rear.		
Application No:	APP/14/00276	Expiry Date:	16/05/2014
Applicant:	Mr Harding	Team:	Team 1
Agent:	Mr Harding	Case Officer:	Stephen Andrews
	Premier Property		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey semi-detached dwelling of brick and tile construction. There is a detached garage to the rear with driveway to the side and access onto Elmwood Avenue. The garden slopes down at the rear.

The surrounding area is residential in nature characterised by a variety of dwelling types; detached, semi-detached and terraced with both single and two storey dwellings. The vast majority of dwellings do however have long gardens.

2 Planning History

None

3 Proposal

Erection of single storey flat roofed rear extension and raised patio area.

The extension measures 2.3m in depth, 6.1m in width, 3.1m to eaves height and 3.3m in height.

The patio area would measure 0.5m in height, 2.7m in depth and 5.1m in width.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

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

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: 5

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 neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Waterlooville where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The proposed flat roofed extension would be sited at the rear of the existing dwelling. The proposal would have a depth of 2.3m, an eaves height of 3.1m and a total height of 3.3m. It is considered that the only neighbour that would be impacted upon as a result of the extension is immediate neighbour 37 Elmwood Avenue.

The Town and Country General Permitted Development Order 1995 (as amended), Schedule 2, Class A allows for a dwelling to erect a single storey rear extension without formal planning permission provided it does not exceed 3m in depth (for a semi-detached dwelling) and 4m in height. The GPDO, Schedule 2, Class A does however state that if the extension is within 2m of the boundary, which the proposed extension is that the eaves level cannot exceed 3m. as the proposed extension as a eaves height of 3.1m it is this 0.1m increase that takes the extension above the provisions allowed by permitted development.

It is considered however that the provisions allowed under the GPDO are a significant material planning consideration in this instance and are a reasonable basis to assess impact on neighbour amenity in this case. In the assessment of this proposal it is the 0.1m increase in eaves height above 3m that has resulted in the need for planning permission for the extension. However, it is not considered that the modest increase in eaves height would be any more harmful to neighbour amenity than an extension erected under permitted development entitlement. it is pertinent to note that an extension greater in depth and higher in height could be erected under permitted development entitlement subject to a 0.1m reduction in eaves height.

It is therefore considered that the proposed single storey extension would not be of a

height or depth that would result in unacceptable harm to the residential amenities of immediate neighbour 37 Elmwood Avenue by reason of overbearing effect, loss of light or overshadowing.

In respect of other neighbours it is considered that the separation distances, boundary screening and single storey nature of the proposal combine to prevent and harm.

The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The development as proposed would not be readily visible from the public domain. However it is considered that the scale, design and nature of the proposal would be acceptable and would not harm the prevailing character and appearance of the area in accordance with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 **Conclusion**

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. 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/14/00276

(A)

(B) 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. 01

Reason: - To ensure provision of a satisfactory development.