
Site Address:	2E Winscombe Avenue, Waterloooville, PO8 8DX		
Proposal:	First floor front extension.		
Application No:	APP/14/00387	Expiry Date:	05/06/2014
Applicant:	Mrs J Hoare	Team:	Team 2
Agent:	Mr M Gillings	Case Officer:	Heather Lealan
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Winscombe Avenue which is a residential area in Waterloooville. The property is a two-storey, semi-detached property with tile hanging to first floor and white UPVC fenestration. There is on site parking to the front of the dwelling house.

2 Planning History

None relevant

3 Proposal

First floor front extension.

4 Policy Considerations

National Policies
NPPF

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 required.

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: 0

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary

(a) Letter from adjoining dwelling raising no objection to the application

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) Effect on the neighbouring properties
- (iii) Effect on the streetscene

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbouring properties

7.3 Bringing a section of the first floor of the front of the building forward inline with the existing single storey porch is unlikely to result in an overbearing form of development to the attached neighbour or those dwellings located opposite. The increase in first floor bulk in this location would not be overly apparent to the neighbouring dwelling to the south, (No.16 Park Lane), due to the distance of separation and it not being of substantial size.

(iii) Effect on the streetscene

7.4 Dwellings along this stretch of Winscombe Avenue vary in regards to design and size. It is considered that proposal would not lead to an adverse impact to the character of the streetscene. The symmetry of these semi detached dwellings would be affected but not to a detrimental extent to warrant refusal of or changes to the scheme. The design appears sympathetic to the main characteristics of the dwellinghouse. It therefore not considered that the proposal will adversely affect the character of the streetscene.

7 Conclusion

7.1 It is considered that the proposed first floor extension is unlikely to appear overbearing to neighbouring dwellings or result in a loss of light and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00387 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:

Existing and Proposed Floor Plans, Elevations, Site Plan and Location Plan
Drwg.no 2155.D received 10 April 2014

Reason: - To ensure provision of a satisfactory development.