
Site Address:	3 Everglades Avenue, Waterloooville, PO8 8NA		
Proposal:	Two storey side extension.		
Application No:	APP/14/00834	Expiry Date:	07/11/2014
Applicant:	Mr M Gray	Team:	Team 2
Agent:	Mr Gary Gill	Case Officer:	Bee Crawford
	Red Sky Project Management		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property with a single storey front projection and detached double garage to the south of the site. It has a grey tiled shallow pitched roof and a red tiled mono-pitched roof with tile hanging to the front projection and elevations of red multibrick. The front of the property is open with a path to the front door, grass, shrubs, a fence and gate leading to the rear garden and a 1.8 metre high wall from the house to the garage. There is a concrete drive to the front of the garage and a 1.8 metre high metre fence and mature shrubs bordering the southern end of the rear garden. The rear garden is level and relatively shallow in depth with areas of lawn, shrubs, a patio area and a pergola. There is a 1.5 metre high fence to the northern boundary, mature conifers in excess of 4 metres high to the eastern boundary, a 1.8 metre high fence and the garage to the southern boundary and a 1.8 metre high wall to the western boundary.
- 1.2 To the north of the dwelling is a modern two storey detached property of a similar age, same style and design set slightly forward of number 3 and the front elevations of modern two storey detached properties of a similar age and individual style and design are to the south and opposite the site. There is the front garden and side aspect of a two storey detached property of similar age and individual design to the east (rear). The area is of medium density of a cul-de-sac of modern two storey detached properties of a similar age, individual style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a two storey side and single storey front/side extension. The two storey element has a depth of 8.061 metres, a width of 2.271 metres and a pitched roof to an eaves height of 4.8 metres and a ridge height of 7.4 metres. The single storey front element is a continuation of the existing front projection of 0.904 metres in depth, 2.271 metres in width with a mono-pitched roof of 2.8 metres to the eaves and a total hieght of 3.8 metres. The total depth of the extension is 8.965 metres.

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

No adverse comments.

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: 11

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) Appropriateness of design and impact on the streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

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

(ii) Appropriateness of design and impact on the streetscene

- 7.3 The proposed extension would be visible from the public realm, the property being around 4 metres away from the highway with an open frontage. The proposal is approximately 1.08 metres from the northern boundary, and is a continuation of the existing property. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that it is important that gaps are retained between buildings and recommends 2 storey extensions should be at least 2 metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.
- 7.4 However, other properties in the road are all fairly closely spaced with approximately 1 metre between the boundaries, the application site being an exception by being situated 3.35 metres from the boundary with number 1 Everglades Avenue. A similar development has been executed at number 14 Everglades Avenue and it should be noted that there are varying designs and styles of properties in the cul-de-sac. It is considered the impact on the streetscene would be more conspicuous if the the proposal were to be set back from the existing front building line. It is therefore considered that the decrease of this spacing with the proposed two storey extension would result in a visual gap which is more comparable to the existing spacing between other properties on the streetscene, and intrinsically would not result in an adverse impact on the visual amenity.

(iii) Effect on neighbouring properties

- 7.4 The neighbouring property at number 1 Everglades Avenue does not have any windows in the side elevation which would suffer the loss of outlook and although windows in the rear elevation of this property are approximately 1.8 metres from the boundary the proposal does not extend beyond the rear line of the existing dwelling. A condition restricting the provision of any additional windows in the northern elevation of the extension is recommended to limit any risk of overlooking to the rear garden of number 1. There is substantial screening to the rear boundary and it is therefore considered the development would have negligible impact on the properties immediately adjacent to the existing dwelling and the property to the rear.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00834 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the north west elevation without the prior written approval of the Local Planning Authority.

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.

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

AJM/GG/01-001 - Location plan, block plan, existing and proposed floor and elevation plans

Reason: - To ensure provision of a satisfactory development.