
Site Address:	42 Shaftesbury Avenue, Waterloooville, PO7 5HP		
Proposal:	Single storey rear extension and demolition of existing garage.		
Application No:	APP/15/00393	Expiry Date:	08/06/2015
Applicant:	Mr Jannece	Team:	Team 1
Agent:	Mr Wood	Case Officer:	Stephen Andrews
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a single storey semi-detached bungalow of brick construction, with hipped plain tiled roof and front gable projection. The dwelling has a small lean-to style rear conservatory in poor condition.

There is an area of hardstanding to the front for on-site parking and a shared access to the side shared with 40 Shaftesbury Avenue. The access leads to two single detached garages within the rear gardens of 40 and 42 Shaftesbury Avenue.

The immediate area is residential in nature with dwellings along this stretch of Shaftesbury Avenue similar in scale and design; namely single storey semi-detached bungalows. To the north is an area of open space with central pond.

2 Planning History

None

3 Proposal

Planning permission is sought for the erection of a single storey flat roofed extension to the rear of the dwelling following the demolition of the existing flat roofed detached garage and lean -to rear conservatory.

The extension would measure 4.5m in depth, 8.5m in width and 2.9m in height and would include a roof lantern.

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

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: 6

Number of site notices: At least one site notice exists - check the number.

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within the urban area of Purbrook where development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The application proposes a single storey extension to the rear of the dwelling. Having regard to the scale of the extension, its positioning and existing boundary screening the development would have no discernible presence or impact within the public domain.

The development would therefore comply with relevant criteria of policy CS16 of the Havant Borough Core Strategy and accord with the supporting objectives of the NPPF.

(iii) Impact upon residential amenity

The proposed extension would be positioned close to the shared boundary with 44, however 44 already has a single storey rear extension. The development proposed would only extend approximately 1.1m further than this neighbouring addition. Having regard to the scale of the proposal and the existing built form the development would not result in harm to the residential amenities of this neighbour.

With regard to neighbour 40 a separation distance of 2.5m would be retained between the two neighbours. It is considered that the height of the proposed extension, along

with this separation distance will ensure that there would be no unacceptable impact to the residential amenities of this neighbour. It is also considered that the removal of the garage, which has a similar height to the extension and closer to the shared boundary could offer improvement to the residential amenities of this neighbour. Particularly with regard to the amount of light to the private garden area.

The development would therefore not result in increased overlooking or loss of privacy and would not result in overbearing effect, loss of light or overshadowing. The development would therefore accord with the relevant criteria of policy CS16 of the Havant Borough Core Strategy.

8 Conclusion

Having regard to the above information it is concluded that the proposed single storey rear extension would not cause harm to the character and appearance of the area and would not result in unacceptable harm to neighbour amenity. The development is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00393

(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:

Site and Location Plans dated April 2015
Proposed Floor Plans dated April 2015
Proposed North-East Elevation dated April 2015
Proposed South-East Elevation dated April 2015
Proposed South-West Elevation dated April 2015
Proposed North-East Elevation dated April 2015
Proposed North-West Elevation dated April 2015

Reason: - To ensure provision of a satisfactory development.