
Site Address:	179 Park Avenue, Waterlooville, PO7 5EY		
Proposal:	First floor front extension.		
Application No:	APP/14/00427	Expiry Date:	12/06/2014
Applicant:	Mr D Scott	Team:	Team 1
Agent:		Case Officer:	Penny Ware
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Park Avenue is a residential road in Purbrook, Waterlooville featuring a mixture of bungalows and two storey dwellings of varying ages and styles. This section of Park Avenue is characterised by large detached and semi-detached properties set within larger than average plots.
No 179 is a modern two storey link detached dwelling attached to the neighbouring property to the north (No 181) by their respective double garages which extend slightly forward of the front elevation of the dwellings towards the road. Built in red brick with a brown tiled roof, the front elevation is tile hung at first floor level with a tiled mono pitch canopy roof over the bay window to the ground floor. A further tiled mono pitched canopy roof exists to the front elevation of the garage, in the same materials as those existing to the main dwelling. There is vehicular access to the front garden area of the property which is hardsurfaced and provides off road parking for 4 vehicles.
- 1.2 To the north lies 181 Park Avenue the link detached property adjoining the application site by virtue of the attached garages. A low level brick wall topped with decorative railings achieving an overall height of 1.3 metres runs along the shared boundary between the properties.
- 1.3 To the south lies No 177 Park Avenue, a detached chalet bungalow with a detached garage sited between the property and the application site. 1.8 metre high fencing runs along the boundary of 177 and the application site.

2 Planning History

03/67511 Single storey side extension. Permitted

3 Proposal

- 3.1 The current application proposes a small projecting gable element at first floor level which will extend bedroom 1 situated to the north east corner of the property. The materials proposed are to match those existing to the dwelling, with the new window to the gable projection similar in size and scale and of materials to match that existing to the property.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Havant Borough Design Guide Supplementary Planning Document 2011.

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

No Consultees required for this application.

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

Summary: N/A

Comment: N/A

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
- (iii) Effect on Neighbouring properties
- (v) Effect on the streetscene

(i) Principle of development

7.2 The application site is located within the defined urban are, where extensions to existing residential properties are considered acceptable in principle subject to the provisions of the development plan and any other material considerations.

(ii) Appropriateness of Design

7.3 The proposed extension is modest in size and scale, and will appear as subservient to the dwelling. The design and appearance of the extension is attractive and in proportion and will provide detail and add character and interest to the front elevation

of the property at first floor level. It is considered to be appropriate in context to the property and therefore acceptable.

(iii) Effect on Neighbouring properties

- 7.4 The extension proposed is of gable end design, small in scale, projecting forward from the existing front elevation of the property by 1.7 metres. No windows are proposed to either side of the extension proposed, and when viewed from the side will not project forward of the existing tile hung canopy above the bay window to the ground floor, and as a result will not appear overbearing or have any detrimental impact on the outlook for occupiers of the adjacent residential properties.

(v) Effect on the streetscene

- 7.5 The structure whilst different in design to the existing dwelling is modest in size and scale and in proportion to the property. The design articulates the front elevation providing depth and interest. As such it is considered to enhance the dwelling house and adds character to the road.

8 Conclusion

- 8.1 The scale design and proposed materials used satisfies the requirements of Policy Cs16 of the Local Plan and the guidance set out in the Borough Design Guide, and is not considered to harm the character or appearance of the surrounding residential area, or adversely impact on the amenity of the occupiers of the adjacent residential dwellings. As such it is considered to be an acceptable and appropriate form of development. Planning Permission is therefore recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00427 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:

Location Plan, Site Plan, Existing and Proposed Elevations, Roof Plan and Section Through - Drawing No ADI/1 received on 17 April 2014

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.

