
Site Address: 12 Billett Avenue, Waterloo, PO7 7SZ
Proposal: Demolition of existing study and kitchen bay window doors. Removal of tree in front garden. 2 storey extension to east side, ground floor extension to sides and back, external changes to roof and internal refurbishment including conversion of attic space into habitable accommodation.
Application No: APP/13/00957
Applicant: Mr & Mrs Jeffrey
Agent: Mr Edberg
Ward: Waterloo

Expiry Date: 18/11/2013
Team: Team 2
Case Officer: Aaron Wright

Vincent Edberg Architect

Recommendation: **GRANT PERMISSION**

1 Site Description

Billett Avenue is located just north of Waterloo town centre. It sits within a predominantly urbanised area apart from Park Wood and Queen's Inclosure just to the north, which form a part of the Forest of Bere managed by the Forestry Commission. The road is characterised by large, detached and semi-detached properties running along both sides with reasonably generous front gardens and ample vegetation creating a rural feeling to the street. 12 Billett Avenue is located on the southern side of the road & towards the end where development is thinner and the plots more sizeable. The property is bordered by close boarded fences with scattered vegetation to the sides, a hedgerow screens the property at the front.

2 Planning History

None

3 Proposal

The application is for the demolition of existing study and kitchen bay window doors. A two storey extension is proposed to the east side, ground floor extension to sides and back, external changes to roof and internal refurbishment including conversion of attic space into habitable accommodation.

The proposed extensions will be added to the east and south of the existing building, with a small extension planned to the front of the garage, west of the main house. Two new side entrances are introduced, one leading into the ground floor study and the other into the new utility room. The existing front door remains the focal point of, and main access into, the property. Proposed new windows would face towards the garden, with roof windows in the new master-suite being positioned at 1.7m from internal floor level. Vehicular access into the site will be unchanged.

The tree on the eastern side of the property in the front garden would be removed to make way for the proposed extension. This tree is not protected by a tree preservation order (TPO).

The property has a large hardstanding area to front and an existing garage. The existing garage is to be retained and improved as part of the proposal. As such there

is ample space within the site to facilitate 3 parking space.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS16 (High Quality Design)
- DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comment.

Development Engineer

No comment

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: 8

Number of site notices: 1

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 character of the area and existing property
- (iii) Impact upon neighbouring properties
- (iv) Impact on trees

- (i) Principle of development

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

(ii) Impact upon the character of the area and existing property

The two storey extension will be subordinate in scale to the existing house due to the lower ridge height and by setting it back from both the front and rear of the property. The flat roof of the ground floor extension preserves a sense of open space around the building and ensures new volumes are sensitive to the existing building in terms of height and in maintaining views out of the property.

The combination of new gable ends and external facing materials on the front elevation, and rebuilding the roof of the garage to match the ground floor extension on the opposite side, will create a more balanced facade that reduces the apparent verticality of the structure and creates a pleasing rhythm and symmetry. This would enhance the appearance of the dwelling and would not adversely affect the character of the streetscene. A similar effect is seen on the rear facade with a more balanced window configuration and staggered roof heights between the family room and pool-house/ garage on either side. Facing brickwork, roof tiles, tile cladding and render will be selected to match the existing dwellinghouse that would further enhance the overall visual appearance.

As such, it is considered that the proposed extensions would not adversely affect the character and appearance of the streetscene or the existing dwellinghouse. As such the development accords with Policy CS16 of the Local Plan.

There are at least 3 parking spaces on the site in accordance with the Council's parking standards.

(iii) Impact upon neighbouring properties

To the east of the application site is 14 Billett Avenue, a large detached dwelling. The dwelling has a large garage to side with ancillary accommodation at first floor level. There are first floor windows in the west elevation of this property.

There is currently a 15m separation distance from the principle side elevations of No.12 and No.14. The application proposes a part two-storey and part single storey extension along the east elevation. There are no first floor windows proposed in the east elevation of the extension. The separation distance would be reduced to 9.5m. It is not considered that the proposed development would result in any loss of amenity to this neighbouring property due to the separation distance and design of the extensions.

To the west of the application site is No.10a Billett Avenue. This property has first floor windows in the east elevation and has been extended to the front with a single storey extension.

The garage on the western side of No.12 would be altered with a new garage door, and the roof would be rebuilt with a parapet and flat roof. The footprint would be extended slightly to the front. The main roof of the main dwellinghouse would also be altered with a new

pitched roof and gable ends. It is not considered that these alterations would adversely affect the amenity of this neighbouring property.

(v) Impact on trees

The Japanese Maple tree on the eastern side of the property in the front garden will need to be removed to make way for the proposed extension. This ornamental tree is not protected by a tree preservation order (TPO).

The loss of this tree is unfortunate, but is not protected from development. The proposed extensions would extend into the rear garden and would be close to the root protection area of a Silver Birch. However, the extensions do fall outside the root protection area of the Silver Birch Tree, and furthermore this tree is not protected by a TPO.

8 Conclusion

The proposed extensions and alterations would not adversely affect the character of the streetscene or the appearance of the existing dwellinghouse. There is sufficient separation distance between the neighbouring properties not to adversely affect residential amenity. As such the recommendation is to grant permission subject to conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00957 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 east elevation of the side extension hereby approved at first floor level or above 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 three rooflight windows to the en suite bathroom / dressing room on the eastern roofslope of the extension hereby approved shall not at any time have

a minimum cill height of less than 1.7m above finished floor level.

Reason: To protect the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Measured surevy plans and elevations (Drawing No.441-01)

Location Plan, Block Plan, Elevations, Typical Section (Drawing No.441-03)

Proposed Plans (Drawing No.441-02)

Reason: - To ensure provision of a satisfactory development.