
Site Address:	13A Forest Avenue, Waterloooville, PO8 8JD		
Proposal:	Single storey front extension.		
Application No:	APP/15/00200	Expiry Date:	15/04/2015
Applicant:	Mr K McTaggart	Team:	Team 2
Agent:	Mr M Gillings	Case Officer:	Bee Crawford
	Mike Gillings-Building Plans		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

• **1 Site Description**

- 1.1 The application site is a modern 2 storey detached property and attached converted garage to the front. It has a brown tiled pitched roof and elevations of yellow/red multibrick with green and brown tile hanging at first floor. The site is level, although the road inclines in a southerly direction. The front consists of block paving with an area of shrubs and has open vehicular access to the front and a 1.5 metre high brick wall and fence with 1 metre high fences to the northern and southern boundaries.
- 1.2 To the north is a two storey detached property of the same age, style and design, to the south is a detached bungalow and opposite is the entrance to Forest Close with detached bungalows on either corner. The surrounding area is of medium density consisting of a range of two storey detached and semi-detached dwellings and bungalows of a mixed and similar age, styles and designs.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a single storey front extension of 4.4 metres in depth and 6.7 metres in width, with a shallow pitched flat roof (incorporating rooflights to each side) of 2.4 metres to the eaves to a maximum height of 3.4 metres, following the demolition of the existing front projection which was originally a garage.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

Our records indicate that there is a foul sewer crossing the site. The exact position of the foul sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

-No development or new tree planting should be located within 3 metres either side of the centreline of the foul sewer.

-No new soakaways should be located within 5 metres of a public sewer.

-All existing infrastructure should be protected during the course of construction works.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Southern Water requires a formal application for a new connection to the public foul and surface water sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

NB: Informative recommended.

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: 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
- (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

- 7.3 The proposal would be visible from the public realm, although within the existing streetscene there is a variety of building designs and styles of predominantly detached properties. The shallow pitch of the roof of the proposal does not reflect that of the main building, as advised in the adopted supplementary planning guidance in the form of the Borough Design Guide. However, due to the position of the windows at first floor level, this would be difficult to accomplish. A revised plan was subsequently submitted proposing the new ground floor windows mirror the first floor windows to retain a symmetrical appearance. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The proposal would extend across the front elevation of the property to the north and the resulting building would not project beyond the line of the existing front projection which was originally the garage. Rooflights are proposed to each side of the extension, although there are no windows in the side elevations. The extension is approximately 1.6 metres from the neighbouring property, and a 45 degree angle test was carried out which verified the extension meets the requirements for adequate daylight at number 13. The property to the south is 4.5 metres away and it is considered any impact would be negligible as the new roof is lower than the existing and the extension is no deeper than the original garage. Given the existing diverse streetscene and extensions to properties within the surrounding area the development would be difficult to refuse. It is therefore considered that the proposal would have negligible impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

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/15/00200 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:

Drg No 2177.01 Location plan, site plan, existing and proposed floor,
roof and elevations plan

Revised west elevation plan

Reason: - To ensure provision of a satisfactory development.