
Site Address:	24 Willow Tree Avenue, Waterloooville, PO8 8AN		
Proposal:	Single storey side extension and new pitched roof to existing flat roof rear extension.		
Application No:	APP/13/00967	Expiry Date:	27/11/2013
Applicant:	Mr Hogan	Team:	Team 2
Agent:	Mr Maunier	Case Officer:	Jenna Shore
	4AGDesign		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a semi detached two storey dwelling with low eaves. To the rear is a flat roof extension followed by a hipped roof conservatory. The elevation decreases from west to east. The neighbouring dwelling (adjoining) has extended to the rear to match that of the flat roof section within the curtilage of the application site. A 1.8m fence and vegetation forms the boundary.
- 1.2 To the west is a dwelling is similar design and size, sited at a higher elevation to that of the application site. The dwellings are separated by two driveway width, one within the curtilage of each dwelling. The neighbouring property has been extended to the rear by a two storey extension. A garage is located beyond the rear elevation of No.24 and appears greater in height due to the change in elevation. The side elevation of the garage and a 1.8m fence forms the boundary to the rear with a dwarf wall (0.5m) to the front/side.

2 Planning History

07/72193/000

Proposed conservatory to rear of the property.

Permitted. 14/05/2007

3 Proposal

- 3.1 The application seeks to extend the existing flat roof extension out the side and erect a hipped roof. Rooflights are proposed to the roof and a ground floor window to the rear.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 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: 0

6 Planning Considerations

6.1 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) Effect on neighbours
- (iii) Effect on the character of the existing dwelling and the streetscene

(i) Principle of development

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

(ii) Effect on neighbours _

6.3 The increase in mass/height adjacent to the adjoining dwelling would be approximately 1.0m, from the flat roof to the ridge with the highest point sloping back onto the application site away from the shared boundary. The increase in mass located adjacent to the flat roof extension of the neighbouring dwelling creates some distance to the proposal when stood in the rear garden of the neighbouring dwelling. The modest increase in height and the use of hipped roof limits the extent to which the proposal could appear overbearing or visually intrusive.

6.4 To the west a gap of 3.9m remains between the proposed single storey side extension and the neighbouring dwelling. A combination of this gap and the change in elevation reduces some of the perception of mass and bulk with the neighbour occupying a higher elevation. The proposed side extension is of limited width 1.5m with the highest point (3.5m in height) located adjacent to the main dwellinghouse (No.24). The proposed dimensions and siting is unlikely to lead to an overbearing or visually intrusive form of development. With much of the length will be screened by the siting of the neighbouring garage.

(iii) Effect on the character of the existing dwelling and the streetscene _

- 6.5 The proposed side extension is set back 6.2m from the front of the original dwellinghouse and 13.8m from the highway. The modest height and width at this distance to the streetscene is unlikely to detract from the character of the original house or the streetscene. An extension of this width and height that did not join the rear extension would be considered Permitted Development resulting in a similar impact to that of this proposal. The impact is therefore considered acceptable.

7 Conclusion

- 7.1 The siting, scale and design of the proposed side extension and roof is unlikely to lead to an overbearing or visually intrusive form of development. The siting of the proposal set back from the highway is unlikely to detract from the character of the streetscene or the existing dwelling, with a similar impact resulting from a proposed constructed under Permitted Development.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00967 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:

Location plan received by the Council 25th September 2013
Block plan received by the Council 10th October 2013
Existing and proposed side and front elevations drawing number P001-W004 received by the Council 25th September 2013
Existing and proposed rear elevations drawing number P001-W003 received by the Council 25th September 2013
Existing and proposed ground floor plan drawing number P001-W002 received by the Council 25th September 2013

Reason: - To ensure provision of a satisfactory development.