
Site Address:	1 Riverdale Avenue, Waterloo, PO7 8QN		
Proposal:	First floor extension over existing garage.		
Application No:	APP/14/01161	Expiry Date:	31/12/2014
Applicant:	Mr L Bellord	Team:	Team 2
Agent:	Mr Manns	Case Officer:	Tina Pickup
	D.M Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site relates to a detached dwelling located on the north-eastern corner of Riverdale Avenue with Tempest Avenue. It is a substantial detached dwelling constructed of dark red/brown brick with dark tile hanging beneath a shallow pitched dark roof which has half hips. The property currently has an attached double garage with pitched half hipped roof above. The dwelling is set back from the highway by some 8m and the frontage is open plan (grassed with a couple of trees in the verge) with a hardsurfaced drive in front of the garage doors. The land slopes down to the south such that the application site is at the brow of the hill, opposite the junction with Danesbrook Lane.

The area is characterised by 1980's style detached dwellings, each of slightly varying design, set in relatively spacious plots. Immediately to the south east is a slightly smaller detached dwelling with gable ends, having a single integral garage and single attached garage such that the single garage sits adjacent to the application sites double garage, with a separation distance of approximately 2m.

2 Planning History

None

3 Proposal

The proposal is for a first floor extension over the existing garage - it is however only a half depth extension over the front half of the garage. Amended plans have been received setting the ridge line down by 300mm from the ridge of the main house and similarly back from the front facade. It is also proposed to install two rooflights in the existing rear roof slope and construct a second chimney to the rear ground floor room. The first floor rear elevation would be blank and it is shown as tile hung.

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

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - no adverse comments

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

There is some concern that the plans as submitted would be dominant on the skyline and the loss of the half hip could lead to a 'terracing effect' should No 3 adjacent wish to similarly build above their garage. This issue was discussed with the agent but because it is only a half depth extension it is apparently impossible to support a replacement half hip. Instead amended plans were supplied that set back the extension by 300mm resulting in a slight step down of the ridge - this breaking up of the ridge line helps to reduce its bulk and dominance visually, making it appear appropriately subservient to the main dwelling - as advocated by the Borough Design Guide.

In street scene terms, the loss of the space about the dwelling at first floor level is a relevant issue. However there is a separation distance of 2m to the side elevation of the neighbours ground floor garage, and more to first floor side wall. Whilst this is minimal for this spacious area, the stepping down of the ridge line helps to minimise roof bulk. Given that the roof of the garage of No 3 currently does provide a visual step and break, then it would be hard to resist the proposal on the basis that No 3 might in the future also wish to extend. The current situation on site is such that there would not be a 'terracing effect' detrimental to the visual appearance of the street scene. Some account is also taken of the fact that this is a corner plot, with a more spacious character to the western corner with Tempest Avenue

(iii) Impact upon residential amenity

The only windows serving the first floor extension are on the front elevation and will not result in any additional overlooking to private amenity areas and it is not considered necessary to restrict permitted development rights for first floor windows here, given that any added to the rear would face down the garden and any on the side would be opposite the two storey flank wall of the neighbouring house No.3. The orientation is such that the additional bulk is north-west of No 3 and is unlikely to cause any overshadowing detrimental to adjacent occupiers or affect outlook.

8 Conclusion

On balance it is considered that the amended plans with step down in ridge line are visually appropriate in street scene terms and comply with policy CS16 and the Borough Design Guide. It is therefore recommended to grant permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01161, 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 location plan
Proposed first floor extension above garage plans Drawing No: Bellord 01A 1

of 1 revision B

Reason: - To ensure provision of a satisfactory development.