
Site Address: 51 Longwood Avenue, Waterloooville, PO8 8JA
Proposal: Erection of two storey side extension in place of existing conservatory and construction of replacement garage/games room.
Application No: APP/13/01019 Expiry Date: 11/12/2013
Applicant: Mr & Mrs I Smith Team: Team 2
Agent: Mr R J N Day Case Officer: Jenna Shore
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached two storey dwelling with a hipped roof. To the side of the dwelling is a pitched roof section housing the staircase for the dwelling, beyond is a conservatory. The dwelling is sited to the north east of what is a spacious plot. To the south is a detached garage with a hipped roof. To the rear of the curtilage is a large Oak tree which is subject to a TPO.
- 1.2 To the south west is a detached bungalow with a hipped roof. The boundary treatment between the dwellings consists of a 2m fence. To the north east is a detached bungalow. A 1.8m fence forms the boundary.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to remove the existing conservatory to the side of the dwelling and erect a two storey side extension. The application seeks to remove the existing garage and replace with a garage and games room.

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 Statutory and Non Statutory Consultations

Development Engineer

No adverse comments

Arboriculturalist

No tree removal is required to facilitate this project.

The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in the AMS & TPP report is strictly adhered to the trees will survive the development unscathed and to continue to grow on safely and healthily in the future.

Therefore I have no objections to this scheme in arboricultural terms.

Building Control

Due to proximity to trees, foundations beyond normal 1.2m would be expected.

Southern Water

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, Southern House Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

It appears that the developer is intending to build over/close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over/close to a minor sewer may be allowed. The conditions associated with the building over/close to a sewer are contained in Southern Water guidance notes which are available at: www.southernwater.co.uk. A formal application to build close to the sewer will required to be submitted by the applicant.

In order to protect drainage apparatus. Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example: "The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewer. "

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection has been received outlining the following concerns:

- 1) A sewer pipe is crosses the application site servicing dwellings in Forest Close

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

(i) Principle of development

7.2 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

Two storey side extension

7.3 The two storey side extension is located to the west of the main dwellinghouse. From the side elevation of the proposal to the western boundary there is a gap of 9m. The proposed garage is sited between the two storey extension and the boundary. With this level of separation and the proposed garage offering some screening it is unlikely that the proposed two storey extension would appear particularly overbearing or visually intrusive. To limit further windows to the side (west) a condition can be added which may help to reduce possible overlooking. Rear windows currently exist to the existing rear elevation of the dwelling. Overlooking or the perception of overlooking therefore already exists out to the east, the proposal is unlikely to make this any worse. To the rear the proposal is fully screened by the mature trees. The proposal is unlikely to appear overbearing or result in overlooking from this elevation.

Detached garage

7.4 The proposed garage is long in length, however it is situated within a spacious garden that can accommodate an outbuilding of this size. The roof is hipped to reduce bulk and mass that may otherwise result from a structure with a front facing gable end. The height to the eaves is 2.4m and 3.9m to the ridge. The height to the eaves is a similar height to what could be built under Permitted Development and will be partially visible above the 2m boundary fence. The remainder of the bulk is sloped away from the boundary due to the hipped roof slope. The height to the ridge has also been reduced at pre application stage to reduce bulk and potential impact to neighbours and the streetscene.

7.5 The neighbouring garden is of sufficient length to allow an area to the rear without development adjacent. It is also noted that there is a large outbuilding within the curtilage of the neighbouring garden considered to have once been used as a garage prior to being closed in by a side extension. The western boundary of the neighbouring dwelling is also undeveloped reducing the feeling of being closed in or reducing outlook. No windows are proposed to the west elevation, a condition can be added to ensure that this remains as such. Windows in this elevation in such close proximity to the shared boundary may result in overlooking or the perception of overlooking to a large expanse of the neighbouring garden.

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

- 7.6 Longwood Avenue is located within a varied streetscene with dwellings of varying sizes, use of materials and designs. There is very little consistency or thread of design that continues throughout the streetscene. The proposal does propose to extend the dwelling out to the side which will make this dwelling one of the largest in the road. However, the dwelling is sited within a spacious plot and can accommodate an extension of this size without compromising the extent of available amenity space. The extension also seeks to match some of the design elements of the existing dwelling. The extension is likely to alter the character of the dwelling and removes the unique design of the existing side section, however, the proposal is thought to make efficient use of a spacious curtilage turning the dwelling into a family home. The impact is unlikely to appear detrimental.
- 7.7 From the streetscene the garage may look similar to the existing garage. It is set back from the highway with parking to the front. The level of set back (9.3m) from the highway reduces some of the perception of mass and bulk, with the full length not immediately obvious when stood to the front. Although long in length the proposal is unlikely to appear incongruous within the streetscene.

(iv) Parking

- 7.8 To the front of the dwelling is a large driveway and the proposed garage. There is sufficient space on site to accommodate parking for a five bedroom house.

8 Conclusion

- 8.1 The dwellings occupies a spacious plot with the property located primarily to the north east. The curtilage can accommodate a development (extension and garage) of this size and scale without compromising the private amenity space of the neighbouring dwelling or the character of the streetscene. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01019 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 west elevation of two storey side extension hereby approved 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 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 garage 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.

- 5 The garage hereby approved shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012..

- 6 No development including site clearance shall commence on the site until all trees have been protected by fencing as indicated within the Method Statement submitted 15th October 2013 Drawing number 11. Such fencing shall conform to the following specification in accordance with BS5837 2005. This is to be inspected by the Local Planning Authority's Arboricultural Officer prior to any development, site clearance or excavation works taking place.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which form part of the Local Development Framework.

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

Location plan, block plan and existing floor plans drawing number 09 Revision B received by the Council 15th October 2013

Existing elevations drawing number 10 received by the Council 15th October 2013

Proposed elevations and ground floor plan drawing number 07 Revision A received by the Council 15th October 2013

Proposed elevations and first floor plan drawing number 08 Revision A received by the Council 15th October 2013

Arboricultural Assessment received by the Council 15th October 2013

Arboricultural Method Statement received by the Council 15th October 2013

Reason: - To ensure provision of a satisfactory development.