
Site Address:	11 Victoria Avenue, Waterloooville, PO7 5BN		
Proposal:	Rear first floor extension incorporating front and rear dormer windows and hip to gable extension.		
Application No:	APP/14/00668	Expiry Date:	25/08/2014
Applicant:	Mr & Mrs Nicol	Team:	Team 1
Agent:		Case Officer:	David Eaves
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies to the south of Victoria Avenue a road characterised by bungalow development many of which have been altered in the past to provide first floor accommodation.

2 Planning History

None relevant

3 Proposal

Rear first floor extension incorporating front and rear dormer windows and hip to gable extension.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Havant Borough Design Guide Supplementary Planning Document 2011

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation)

No comments received

Southern Water

No objections

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: 14

Number of site notices: N/A

Statutory advertisement: Not applicable.

Number of representations received: None

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 the character and appearance of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The site lies within the built up area where residential extensions are considered to be acceptable in principle subject to other development control criteria considered below.

(ii) Effect on the character and appearance of the area

7.3 The proposed development has three elements, front dormers, side hip to gable extension and rear dormer.

7.4 The front dormers reflect dormers added to a number of other properties in the Avenue and whilst large are not considered to be out of keeping with other front additions in the area.

7.5 The proposed gable build up would again reflect other buildings in the Avenue which have been added to in this way. Whilst the addition would unbalance the semi-detached pair this again has precedent in the locality.

7.6 The rear dormer is a full width flat roof dormer which does not comply with the Council's design guidance. There are however again nearby examples of similar extensions.

7.7 Overall whilst the additions to the building would go beyond those normally supported, the context of the site is such that the additions would not be out of keeping with the pattern of additions to the nearby bungalows. On balance the proposed additions are considered acceptable in this context.

(iii) Effect on neighbouring properties

7.8 With regard to the impact on neighbours, the main impacts would be to properties either side 11 and 15 and to properties opposite 16 and 18 Victoria Avenue and to the

rear 16 Lansdowne Avenue.

- 7.9 With regard to the properties either side, it is pertinent to note that much of the additional building bulk presented to these properties by the gable build up and rear dormer could be constructed as 'permitted development'. In other respects the rear dormer window would look down the rear garden and would only provide angled views across neighbouring gardens. It is not considered that any overlooking would be unacceptable.
- 7.10 The properties opposite 16 and 18 Victoria Avenue are set off beyond the Avenue and this relationship between facing windows is considered to be acceptable given the distances involved.
- 7.11 Finally, the properties in Lansdowne Avenue are located approximately 40m off and any impact is considered limited and acceptable.

8 Conclusion

- 8.1 In conclusion, given the context of the property the roof extensions are considered to have an acceptable impact on the character and appearance of the area. The impact on neighbours is limited and acceptable in my view and furthermore no objections have been received. Planning permission is therefore recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00668 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 Ensuite window at 1st floor level in the south-east side facing elevation of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Licence No. 100041040

Proposed Ground Floor Plan Drawing No. 4055/3 Rev A

Existing and Proposed Elevations Drawing Number 4055/5 Rev C

Proposed First Floor Plan Drawing Number 4055/4 Rev C

Reason: - To ensure provision of a satisfactory development.