
Site Address:	8 Highfield Avenue, Waterlooville, PO7 7PX		
Proposal:	Single storey rear extension; first floor front extension.		
Application No:	APP/14/00976	Expiry Date:	20/11/2014
Applicant:	Mr Stone	Team:	Team 2
Agent:	Mr Jay	Case Officer:	Tina Pickup
	The Planning Service		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site relates to a detached two storey dwelling located on the south side of Highfield Avenue, close to the junction with London Road. No 4 to 8 form a line of 3 similar designed dwellings in the street scene. Each have a two storey element with forward single storey projection with catslide roof and dormer above. There is an integral garage which extends forwards by 2m with a flat roof; and drive in front providing parking for at least 2 cars. The properties have an open plan frontage. To the rear the site has a traditional 2 storey elevation with a half width single storey flat roof flat addition. The property is constructed with dark bricks and tiles. The site is flat and the boundary treatment to the rear is a 2m high close boarded fence to the south & west boundaries and an approximately 2m high dense leylandii hedge to the east.

Immediately to the east is a gravel drive serving a substation site set beyond the rear garden of the application site - this 'drive' acts as a buffer between the site and adjacent 2 storey dwelling, No 10. There are no rear extensions currently added to the neighbouring dwellings and their rear elevations are approximately aligned.

2 Planning History

none at site - but in Jan 2014 No.10 to east submitted a Prior Notification for a 5.6m ss rear extension - which was not required APP/14/00004. This has not yet been implemented.

3 Proposal

The proposal includes works to both the front and rear elevations: to the front it is proposed to build above the 2m flat roof projection of the integral garage to create what will appear a wide but shallow dormer. This front extension would be white timber clad to match the existing dormer. To the rear it is proposed to make the existing half width rear projection a full width rear extension having a total depth of 2.12m. This would have a flat roof with parapet having a height of 3m. This rear extension will be rendered.

4 Policy Considerations

National Planning Policy Framework
NPPF

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

Building Control, (Fire Access Consultation) - No comments
Southern Water - no objection

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

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) Visual appearance in street scene
- (iii) Impact on neighbouring amenity

(i) Principle of development

7.2 The site lies within a built up area where the principle of development is acceptable in principle.

(ii) Visual appearance in street scene

7.3 The proposed alterations to the front extension are in keeping with the overall design and appearance of the host dwelling. The character of the original dwelling would be retained and materials would match. It is considered that no harm would be caused to

the visual appearance of the street scene.

(iii) Impact on neighbouring amenity

- 7.4 The rear extension is single storey only, having a depth of only 2.15m and would not cause any overshadowing or loss of light issues to neighbours. It is proposed to be flat roofed with a parapet wall. To ensure this flat roof area is not accessed from first floor rooms and used as a roof terrace/balcony in the future, (which could result in direct overlooking and loss of privacy to neighbouring gardens), then it is considered appropriate to limit this by condition.

8 **Conclusion**

With the appropriate condition preventing the formation of a roof terrace in the future, then the proposed extensions are considered to comply with policy CS16 and are recommended for planning permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00976

(A)

(B) 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 flat roof above the rear extension shall at no time be used as a sitting out area or roof terrace without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of adjacent 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:

Existing location & block plans Drawing No E001
Existing elevations Drawing No E002
Existing photo views Drawing No E003

Existing floor & roof plans Drawing No E004
Proposed location & block plans Drawing No P001
Proposed elevations Drawing No P002
Proposed detailed north elevation Drawing No P003
Proposed detailed west elevation Drawing No P004
Proposed detailed south elevation Drawing No P005
Proposed detailed east elevation Drawing No P006
Proposed sections Drawing No P009
Proposed floor & roof plans Drawing No P008
Proposed CGI views Drawing No P007

Reason: - To ensure provision of a satisfactory development.