
Site Address:	1 Stirling Avenue, Waterloooville, PO7 7NH		
Proposal:	Installation of external staircase to first floor on west elevation.		
Application No:	APP/13/01119	Expiry Date:	10/03/2014
Applicant:	Mr Jewell	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a modern detached two storey dwelling with an integral garage and parking to the front. It is situated at the end of a cul-de-sac and has a brown tiled pitched roof with elevations of red multi-brick and red tile hanging. The property has the benefit of a previous extension at first floor to provide a granny annexe. There is a slight east/west decline from the road level and the front garden has open vehicular access with a concrete driveway, an area of shingle and grass and shrubs, with a hedge to the south eastern boundary. There are 2 metre high railings and a gate providing access to the rear garden.
- 1.2 There are modern two storey detached dwellings of a similar age but individual design opposite and to the south east of the site, and Waterloooville Cemetery lies to the north west, and is at a significantly lower level to Stirling Avenue. The area is of medium density consisting of a modern two storey detached dwellings of a similar age and different styles.

2 Planning History

- 2.1 98/63162/000 - First floor side/rear extension to provide granny annexe, permission granted 17/04/1998.

3 Proposal

- 3.1 The proposal is for the installation of a steel staircase to the first floor on the west elevation, providing external access to the annexe.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

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

East Hants District Council

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: 0

Statutory advertisement: Not applicable.

Number of representations received: 3

Three letters of objection has been received from three addresses raising the following concerns:

- 6.1 Increase in parking as a result of renting out the annexe.
- 6.2 The provision of the external staircase would result in the existing annexe becoming a self contained unit.
- 6.3 Appearance of the proposed staircase.
- 6.4 Potential noise disturbance from access and egress.
- 6.5 Encroachment of parked vehicles onto turning area.

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) Appropriateness of design
- (iii) Effect on neighbouring properties

- (i) Principle of development

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

- (ii) Appropriateness of design

- 7.3 The proposed external staircase would be visible from the public realm, although the property lies at the end of the cul de sac and the staircase is to be situated on the north west elevation of the property, which is adjacent to Waterlooville Cemetery.

The nature and appearance of the development would not, typically, be deemed to be suitable in a more conspicuous setting, however it is considered that given the location it is unlikely to affect the character of the streetscene and not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The proposal would be comparatively inconspicuous, projecting 61.7 centimetres from part of the front elevation of the property (although not beyond the line of the existing front canopy), and situated on the side of the property which is adjacent to Waterloo Cemetery. Concern has been raised that the provision of an external staircase would imply that there is intent for the existing granny annexe (which is currently accessed internally via the main dwelling), to become an independent self contained unit. However, the applicant has confirmed that the annexe is only to be used by family and relatives and the internal access will remain.
- 7.5 There could be a perception that the development could result in additional noise disturbance from access and egress, however it is deemed neighbouring properties are a sufficient distance away for any noise to be negligible and the degree of any impact is not considered so great as to constitute a defensible reason for refusal.
- 7.6 Whilst the issue of an increase in vehicle parking has been raised, the proposal does not generate the need for additional parking provision in accordance with the council's standards.
- 7.7 It should be noted that the conditions on the original planning permission for the annexe restricting the use being associated with the main dwelling and for the integral garage to be retained and not converted into living accommodation are still valid.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01119 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 be as stated on the application form and drawing no. J-03 and be unfinished metal or painted black.
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.