
Site Address:	37 Avondale Road, Waterloo, PO7 7ST		
Proposal:	Proposed alterations to extend existing roof at rear and front, provide side dormers and new front and rear gables.		
Application No:	APP/13/00494	Expiry Date:	31/07/2013
Applicant:	Mr C Fallows	Team:	Team 2
Agent:	Mr B Lawrence	Case Officer:	Daphney Haywood
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The property comprises a detached chalet bungalow sited in a primarily residential area of mixed age and character. The property fronts onto a small spur off Avondale Road, and sits on a relatively long narrow site which opens out to the rear. There are a number of trees and stream to the rear which are sited some distance from the dwelling.

2 Planning History

None

3 Proposal

Proposed alterations to extend existing roof at rear and front, provide side dormers and new front and rear gables. The works would increase the overall number of bedrooms by one to provide 5 bedrooms.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer 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: 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) Impact on neighbouring properties
- (iii) Impact on the character of the area.

(i) Principle of development

7.2 The site is designated as being within a defined urban area in the Local Plan and therefore, development is acceptable in principle subject to the implications of its design, layout and the effect on neighbouring properties.

(ii) Impact on neighbouring properties

7.3 The main impact relates to 27, 35, and 39 Avondale Road. No 27 lies opposite the site and has a number of clear glazed windows facing the application site. Due to the narrowness of Avondale at this location the proposed works whilst not resulting in unacceptable loss of light have the potential to result in loss of privacy to the kitchen/ family room to No. 27 from the proposed bedroom window facing No27. In order to address this the applicant has agreed to obscure glazing of the window to the bedroom which will also be served by roof lights. Whilst obscure glazing for a bedroom is not ideal, in this particular case it is considered a satisfactory solution.

7.4 Regarding the impact on No 35 this property has a garage closest the boundary and an obscure glazed window and door in the elevation facing the application site which are set off the boundary. The Proposed alterations to the roof will result in a more bulky structure but the use of a small dormer in the side elevation and the design of the roof which would slope away from the boundary with No35 achieve an acceptable relationship.

7.5 In respect to No 39 this property comprises a large 2 storey dwelling with no windows in the side elevation and the proposal is not considered to result in an adverse impact.

(iii) Impact on the character of the area.

7.6 The area is of mixed design including houses and bungalows and the proposed

increase in the ridge height will not appear out of keeping. The proposed dormers are well set back from the front and would not appear prominent in the street scene. The proposal is not considered to adversely impact the visual amenities of the area.

8 Conclusion

8.1 The proposal is not considered to result in detriment to the amenities of the neighbouring properties nor the character of the area and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00494

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, unless agreed otherwise in writing by the Local Planning Authority.
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 window at or above 1st floor level in the west (front) elevation of the building shall:-

Be top hung and 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:

OS Location Plan
Block Plan
Existing Elevations
Proposed elevations Floor plans -Plan No /4/3 received 30 July 2013

Reason: - To ensure provision of a satisfactory development.