
Site Address:	31 Hart Plain Avenue, Waterloooville, PO8 8RX		
Proposal:	First floor extension and new replacement garage.		
Application No:	APP/14/00179	Expiry Date:	17/04/2014
Applicant:	Mr S Gatrell	Team:	Team 2
Agent:		Case Officer:	Heather Lealan
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site lies on the south side of Hart Plain Avenue and comprises a detached house with relatively long rear garden. The site lies within the built up area and is surrounded by residential development. The dwelling has been previously extended by means of a single storey rear extension of 3.2m depth. The adjacent property to the east (29 Hart Plain Avenue) is a detached two storey dwelling previously extended at ground floor level to a consistent depth as the rear extension of the application site. The property at No.29 Hulbert Road is sited approximately 1m from the side boundary and the single storey rear extension to this dwelling is located adjacent to the shared side boundary. The dwelling to the west of the site, No.33, is a detached dwelling with the rear element located further from the application dwelling than the dwelling to the east.

2 Planning History

None of Acolaid relevant to this proposal

3 Proposal

3.1 First floor extension and new replacement garage.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Borough Design Guide SPD

Residential Car and Cycle Standards SPD

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highway Engineer - No Adverse comment to the application

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: 8

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 of the building and the streetscene.
- (iii) Effect on existing residential properties.
- (iv) Effect on highway safety.

(i) Principle of development

7.2 With regard to the principle of the development, the site lies within the urban area where residential development is considered acceptable in principle subject to a thorough assessment of other development control criteria.

(ii) Effect on the character of the building and effect on streetscene

7.3 The character of this part of Hart Plain Avenue is one of established residential development of mixed type, and generally with a highway frontage. The proposal is located to the rear of the existing dwelling house and will not be readily visible from the streetscene. It will be visible from the existing dwelling adjacent to the site but it is considered that the design of the extension is such that it will form a cohesive element to the existing dwelling house.

7.4 The proposed replacement garage is of a standard design compatible with the residential character of the locality. It is more narrow in depth than the existing but of greater depth, which will not be detrimental to visual amenities.

As such the proposals respects the environmental quality of the area, and hence are in accordance with the requirements of Policy CS16 of the Core Strategy.

(iii) Effect on existing properties

7.5 The rear elevation of the proposed extension would be generally in line with the rear

elevation of No.29, (albeit No.29 rear extension at single storey level) and so the 3.2m proposed projection will be most noticeable at only first floor level of No.29 and it is not considered, given the site characteristics, that it would be unacceptably detrimental to the amenities of the occupiers of this dwelling.

The proposed extension would be 6m away from No.33, thus it is not considered that there will be any unacceptable detrimental impact to the amenities of the occupiers of this dwelling. Such distances of separation are deemed to be acceptable and there are no windows proposed at first floor level within the side elevations. No objections have been received from either neighbour.

- 7.6 The garage is located to the western boundary of the site and so the greatest impact would be to No.33. However, due to the good distance from the rear of the dwelling houses and the generous depth of the rear gardens, it is not considered that the proposal would create an unacceptable impact on the amenities of the occupiers of the adjacent dwellings.

(iv) Highways implications

- 7.7 The 3 parking spaces identified on plan are sufficient and should be conditioned to remain on site.

8 **Conclusion**

- 8.1 It is considered that the erection of a first floor rear extension and replacement garage is acceptable, in accordance with both local and national planning policy and therefore that it should be permitted subject to planning conditions as listed below.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00179 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 or other openings shall be constructed within the east or west side elevations of the first rear 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 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Proposed elevation of garage and Block Plan, Plan 1, received 20 February 2014

Existing Elevations and Layout, Plan 2, received 20 February 2014

Proposed Elevations and Floor Plans, Plan 3, 20 February 2014

Reason: - To ensure provision of a satisfactory development.