
Site Address:	48 Highfield Avenue, Waterlooville, PO7 7PX		
Proposal:	Two storey side extension and front extension.		
Application No:	APP/13/01242	Expiry Date:	07/02/2014
Applicant:	Mr & Mrs Clarke	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Rachael McMurray
	Martin Critchley, Architect		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a predominantly residential area of Waterlooville on Highfield Avenue. It comprises a detached dwelling of brick and tile construction with some timber boarding on the external facade at first floor level. The property is of a chalet style with a high ridge height to include accommodation in the roof space. There is also one flat roof dormer window on the front roof slope. The front amenity space is divided into a grass section and a hard standing to form the driveway. There is a pitched roof garage attached to the west elevation but set back from the front building line. There are up to three spaces for vehicles to park on site. The rear garden is laid to lawn and enclosed by a 1.8m high fence.

2 Planning History

No planning history

3 Proposal

The proposal is for a two storey side extension which would encompass the existing garage and also a front extension.

The proposal would include extending the building line of the garage forward to so that it meets the existing front building line and then building over the garage and extension with a first floor. The roof would be a continuation of the extension roof and would include a flat roof dormer to match the existing one. The garage would be retained but brought forward. The rear section of the extension (i.e the section of the existing garage) would include a gable end and separate pitched roof which would have a lower ridge height than the main roof.

4 Policy Considerations

National Policies
NPPF

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

None

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 the design and effect on the streetscene
- (iii) Effect on the neighbouring properties
- (iv) Parking

(i) Principle of development

7.2 The site is located within a defined urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

(ii) Appropriateness of the design and effect on the streetscene

7.3 The design is considered to relate well to the main dwelling in terms of building lines with a continuation of the main roof and marching dormer window and materials. The rear section also features a pitched roof which ties in well with the main house and would be suitably subservient. Adequate amenity space would be retained in the rear garden and the distances between the shared boundaries would also be retained.

7.4 The streetscene does vary in housing style however, the majority are fairly large detached dwellings. The application site is very similar to No's 46 and 44, both of which have been extended in a very similar way to that which is proposed in this application. The retention of the low eaves and the space to either side of the building, and the angles between the house and its neighbour at no 50 are such that it is not considered to appear cramped. Existing driveway parking retains much of the front garden and is unchanged in the application. Overall it is considered that the proposal would not have a harmful effect on the visual amenity of character of the streetscene.

(iii) Effect on the neighbouring properties

- 7.5 As the development would be located on the west elevation, only No.46 is likely to be affected. No. 46 has no windows in the side elevation so the majority of the development would not be visible. The existing garage extends out past the rear building line of No. 46 by 2m and is located 1.5m from the shared boundary. No. 46 is located 1m from the shared boundary. When applying the 45 degree angle test, the proposed first floor extension would be within the 45 degree sight line and is therefore not considered to have an adverse impact on the neighbouring property in terms of loss of outlook. Given the distances between the properties and the minimal depth of the extension past the rear building line (2m), it is considered that the extension would not form an overbearing presence on the rear amenity of No. 46. It should be noted that no objections were received against the application. Insertion of side-facing upper windows can be controlled by condition.

(iii) Parking

- 7.6 The additional bedroom (s) trigger the need for a third parking space according to the Council's parking standards. This can be achieved by use of the existing splayed driveway and use of the proposed garage for parking. A condition can be used.

8 Conclusion

The proposal is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01242 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 garage hereby approved and the existing driveway parking spaces shall be permanently retained for the purposes of vehicle parking.
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.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows shall be constructed at first floor level or above within the west side elevation of the 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.

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

Location plan - DN: 201

Block plan - DN: 202

Existing floor plans - DN: 1346-101

Proposed floor plans - DN: 1346-303B

Roof plan - DN: 1346-304

Existing elevations - DN: 1346-401

Proposed elevations - DN: 1346-403B

Reason: - To ensure provision of a satisfactory development.