
Site Address:	144 Park Avenue, Waterlooville, PO7 5HF		
Proposal:	Single storey front extension and access ramp.		
Application No:	APP/13/01200	Expiry Date:	27/02/2014
Applicant:	Mr & Mrs Dyer	Team:	Team 1
Agent:	Mr Thorns	Case Officer:	Penny Ware
	Thorns-Young Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Park Avenue is a street of residential character featuring a mixture of bungalows and two storey dwellings of varying ages and styles. The site consists of a gable fronted two storey pitched roof building of mixed use. The bulk of the ground floor is used as an A1 (retail) newsagent/local shop while the rear section of the ground floor and whole of the first floor is residential accommodation. The building features grey roof tiles, with the side elevations consisting of pebble dash at first floor and red brick/painted finish at ground floor. The front elevation contains a primarily glazed shop front set either side of a central door, with red brick quoin detailing at first floor. A shallow brick built terrace exists immediately adjacent to the shopfront, with informal seating for use by customers set either side of the central low level steps providing access to the retail unit.
- 1.2 To the north is a gable fronted chalet style bungalow (No 146 Park Avenue). A low level red brick wall with inset railings runs along the boundary of No 146 and the application site. The dwelling house features brown roof tiles and first floor tile hanging with render finish at ground floor.
- 1.3 To the south is a modestly proportioned double bay fronted residential bungalow (no 142 Park Avenue), low level black painted railings run along the boundary of No 142 and the application site.

2 Planning History

11/00128 Single storey rear extension Permitted 4/4/11

3 Proposal

The current application proposes a single storey front extension with mono pitch roof and access ramp.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

CS4 ()
DM14 (Car and Cycle Parking on Development (excluding residential))

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Access Officer

The proposal provides access for all to the shop unit via a shallow ramp and steps sited to the front of the new shopfront

Development Engineer

I have concerns that the proposal will reduce the space for parking in front of the shop and that might result in cars overhanging the footway. However the parking is unofficial and does not have direct access by means of a drop kerb therefore on balance I could not refuse this application.

Regeneration & Development

No objections raised.

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: 1

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 and appearance of the area.
- (iii) Effect on neighbouring properties
- (iv) Highway implications
- (v) Effect on retail unit

- (i) Principle of development

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

- (ii) Effect on the character and appearance of the area

- 7.3 Park Avenue is a busy secondary residential road, featuring a mixture of bungalows and two storey houses of varying size and design. A large secondary school serving the local community exists further North along Park Avenue. The proposal is a modest single storey extension with a mono pitched roof shown to be approximately 1.7 metres in depth and includes a shallow ramp providing access for individuals with impaired mobility or using pushchairs/prams. The design and appearance of the extension is considered appropriate in context to the (part) use of the building as a retail shop and sympathetic to the existing building and the surrounding dwellings.

(iii) Effect on neighbouring properties

- 7.4 The main impact from the development proposed would be to Nos 142 (to the South) and 146 (to the North). No 142 has a double bay frontage partly overlooking the application site, it is considered that the proposed extension due to its modest depth and lack of side windows will not have a significant adverse impact on this neighbours residential amenities. The existing shop has a terrace for customers use, but this will be replaced by the extension proposed incorporating a shallow ramp to provide access for all.
- 7.5 No 146 (to the North) is set further off the extension than the neighbouring property to the south with a driveway between. As such the modest scale and design of the proposed extension and ramp proposed is considered to be acceptable.

(iv) Highway implications

- 7.6 No dropped kerb exists to the area immediately in front of the shop unit therefore no official customer parking is provided at present. Access does exist to off road parking provision for use in connection with the residential element of the building.

The very small increase in retail floorspace proposed is not considered to have any significant impact on the parking requirements or the Highway network.

(v) Effect on retail unit

- 7.7 The existing retail unit whilst modest in size serves the surrounding local community. This proposed extension will increase the floorspace and provide opportunity for an improved retail unit and support a local business.

8 Conclusion

- 8.1 The scale, siting and design of the proposed single storey extension and access ramp would result in a form of development which is considered appropriate in this location, and would have an acceptable and limited impact on neighbours residential amenities. The development does not result in any significant highway impact, and provides additional retail floorspace to extend this local shop unit and the items on offer.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01200

(A) 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Serial Number 00191100

Site Plan Serial Number 00191300

Existing and Proposed Elevations, Ground Floor Plan, proposed Section and part roof plan Drawing Number 6188.13

Reason: - To ensure provision of a satisfactory development.