
Site Address: 40 Albretia Avenue, Waterloooville, PO8 8QS
Proposal: Prior notification for single storey development extending 3.35 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.35 metres and a maximum height of 3.34 metres.
Application No: APP/13/00622 Expiry Date: 03/08/2013
Applicant: Mr Imbach Team: Team 2
Agent: Mr S Nahid Case Officer: Bee Crawford
Ward: Hart Plain

Recommendation:

1 Site Description

- 1.1 The property is a modern semi-detached two storey dwelling and integral garage with a driveway and parking to the front. It has a brown tiled pitched roof and elevations of beige/yellow multi-brick with a stone clad panel at first floor level. The front garden is paved with areas of shrubbery and a gate providing access to the rear garden. There is vehicular access and a 1 metre high wall with brick piers to the eastern boundary, a 1 metre high wall to the northern boundary, and a 1.8 metre high fence to the southern boundary. The rear garden is of a reasonable size and mainly laid to lawn with shrub borders, a shed and a summerhouse. It is enclosed by a 1.8 metre high fence to the northern and western boundaries and a 1.8 metre high fence with trellis to the southern boundary.
- 1.2 The adjoining property of the same style and design lies to the north of the application site, to the south is a large two storey detached dwelling which lies forward of number 40, and the rear garden of 17 Oaklands Grove. The rear garden of 15 Oaklands Grove lies to the rear of the site, with the property being in excess of 30 metres away to the south and a pair of two storey semi-detached properties of a similar age and style are opposite the site. The area is of medium density consisting of two storey detached, semi-detached and terraced dwellings of a similar age and varying design.

2 Planning History

- 2.1 APP/13/00610 - Erection of rear orangery following demolition of existing conservatory. Current application not yet determined.

3 Proposal

- 3.1 Prior notification for single storey development extending 3.35 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.35 metres and a maximum height of 3.34 metres.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

Havant Borough Council Design Guide SPD December 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection has been received from one address raising the following concerns:

- 5.1 The two windows at the side of the orangery would overlook the garden of the neighbouring property resulting in a loss of privacy.
- 5.2 The two windows on the south side of the proposal are both opening and could result in additional noise.
- 5.3 The three windows in the top light that face the neighbouring property overlook the garden and are in effect above ground floor level.

6 Planning Considerations

- 6.1 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 neighbouring amenity

- (i) Principle of development

The 2013 amendments to the GDPO enabled the provision of rear extensions of this size and location without the need for planning permission subject only to a prior approval assessment of neighbour amenity and only in circumstances where objections have been received. Therefore the principle of development is acceptable: the impact upon neighbouring amenity is assessed below.

(ii) Effect on neighbouring amenity

- 6.2 An objection has been received from the property to the south. The GDPO still allows for the construction of extensions up to the previously permitted size without the need to enter into the prior approval process. This means that in this case, an orangery could be built of the same width, the same height with the same door and window layout without prior approval if it were of only 350 millimetres less depth. This is a material consideration in assessing the impact of the proposal on the neighbouring property.
- 6.3 The position of the two windows in the southern elevation of the orangery is such that they would lie within the zone of the extension which could be constructed without prior approval. In any case, as these windows are at ground floor level, and the ground level is common between both properties and there is a significant height of boundary screening, it is considered that they would not present a significant opportunity for overlooking. Furthermore, it would be difficult to argue that any noise within the orangery would be so different from that which could occur in a slightly smaller permitted development extension.
- 6.4 The three windows in the top light referred to are part of a rooflight and would be in excess of 2.3 metres above ground level and also slope inwards further restricting headroom, and therefore would not provide any significant opportunity for overlooking. Although no objections have been received from other neighbours the modest size and position of the proposal is unlikely to harm their amenities. For these reasons it is considered the impact on neighbouring amenities is not significant to the degree that prior approval should be withheld in this case.

7 Conclusion

Having concluded the above and determined that the development will not have a harmful impact upon neighbouring amenity, this application is recommended for approval.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to for application APP/13/00622