

DELEGATED OFFICER REPORT

Site Address:	12 Kendal Close, Waterlooville, PO8 8ET		
Proposal:	Two-storey rear extension and external first-floor cladding to front elevation		
Application Type:	Full Planning Permission		
Application No:	APP/24/00949	Expiry Date:	20/01/2025
Applicant:	Cullen		
Agent:	Choudhury	Case Officer:	Robert Riley
	MC Architectural Design Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a two storey dwellinghouse located on Kendal Close in Cowplain. The application site features a rear garden with a depth of approx 13m, with a paved driveway to the front of the dwelling. The property's materials feature render and brickwork for the external walls, and red concrete tiles with a pitched roof with front and rear gables.
- 1.2 The application site is in an area that would be considered both urban and residential, with the character of the street featuring both bungalows and two storey dwellings, with rendered and brickwork designs in evidence.

2 Planning History

- 2.1 No relevant history.

3 Proposal

- 3.1 Two-storey rear extension and external first-floor cladding to front elevation. The application also proposes fenestration changes. This includes 2 No rooflights on the western (rear) elevation confirmed to be at 15cm or less projection and therefore constituting permitted development. The works also propose 2 first-floor side windows on the existing dwelling which are shown on the plans, with the proposed landing window shown as obscure and fixed, and the proposed bathroom window obscure and only openable at a minimum of 1.7 metres from finished floor level. Regarding these windows, both would not require planning permission in light of this. The application also proposes a side window to serve the utility room which at ground floor level on the existing dwelling would not require planning permission. The works also propose the removal of the existing rear conservatory.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Andrew Briggs

No comments received

Councillor D Keast - Cowplain

No comments received

Councillor Neil Bowdell - Cowplain

No comments received

Ecologist

This one looks fine to me – very modern dwelling with no obvious reason to justify further information.

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: 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 design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

- (v) Ecology
- (vi) Parking

(i) Principle of development

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

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposed removal of the rear conservatory and fenestration changes including the 2No rooflights on the western (rear) elevation, 2 first floor side windows serving a landing and bathroom, and ground floor side window to serve the utility room are all considered acceptable regarding their impact upon the character of the dwelling and on visual amenities.
- 7.4 The proposed two storey rear extension would feature a hipped roof, and an eaves height of approximately 4.9 metres, a proposed ridge height of approximately 7.1 metres, a proposed depth of approximately 3 metres and a proposed width of approximately 6.5 metres. The extension is of modest depth compared to the existing dwelling and proposes a pitched roof in keeping with the existing dwelling. The 2 storey rear extension works would not be readily visible on the streetscene. In light of this, it is considered to be a subservient and in keeping addition to the dwelling and to have an acceptable impact regarding the character of the dwelling and on visual amenities.

Materials

- 7.5 The extension would feature matching roof and external wall materials to the existing dwelling which is considered acceptable. The first floor front elevation would be clad in Cedrel Lap/Click- CO5 Grey cladding. In consideration of the mix of colours and materials featured on the streetscene, this is not considered to be unduly prominent on the streetscene and is considered acceptable.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 To the northern, southern and western sides of the application site are properties at No.13 Kendal Close, No.11 Kendal Close and No.52 Gladys Avenue. Due to proximity, the main impact to assess would be in regard to these three properties. Due to the proposed location, nature and scale of the works, properties to the front of the application site are considered to be acceptably impacted. The proposed cladding to the front elevation and proposed removal of the rear conservatory are considered acceptable regarding neighbourly impacts. The proposed 3No side windows (2 at first floor level both conditioned to be obscure, 1 at ground floor level) and 2No rear rooflights would constitute permitted development and are considered acceptable.

No.13 Kendal Close

- 7.8 To the northern side of the application site is No.13 Kendal Close. Regarding

overlooking concerns from the proposed extension, there would be no side windows facing No.13 Kendal Close which is considered acceptable. There would be rear fenestration, but as this would face No.12's rear garden, and views could only be oblique, this is considered acceptable. No.13 is considered to be acceptably impacted regarding overlooking concerns.

- 7.9 Regarding overshadowing and overbearing issues, there are no windows on the original dwelling on the house to be impacted by the proposed rear extension. It is noted that the rear extension of No.13 Kendal Close would be in close proximity to the extension, however, considering that the protrusion of the proposed extension at No.12 would be relatively minor beyond the original rear of the property and that this rear extension is fully glazed on both the side elevation facing No.12 Kendal Close and to the rear, it is not considered that the impacts would be sufficient to warrant the refusal of this planning application. The proposal is therefore considered acceptable regarding its relationship to No.13 Kendal Close.

No.11 Kendal Close

- 7.10 To the southern side of the application site is No.11 Kendal Close. Regarding overlooking concerns, the rear extension would feature at ground floor level, a door on the southern (side elevation), this would face boundary treatment and is considered acceptable. The rear fenestration would face the rear garden, and at most would provide oblique views of No.11's rear garden and is considered acceptable. Regarding this, this proposal is considered acceptable regarding overlooking concerns.
- 7.11 Regarding overshadowing and overbearing, the rear extension would be approximately 3 metres from No. 11's shared boundary with No.11 Kendal Close, at this distance, it is not considered that there would be unacceptable increase in the sense of enclosure from this proposal. Regarding overshadowing concerns, It is noted that the rear extension would extend approximately 5.5 metres beyond No.11's rear elevation. The agent has shown on the plans the sun's projectory, it is not considered that the ground floor element of the works would impact No.11 Kendal Close materially more, due to the existing ground floor side garage and kitchen. The first floor element has been shown on the plans, with the agent showing that impacts would be lessened due to the trajectory of the sun. Officers furthermore note, that the extension being to the north of No.11 would lessen the impacts that would arise from this proposal. In light of this, this property is considered to be acceptably impacted by the works.

No.52 Gladys Avenue

- 7.10 The works at their proposed locations would feature a sufficient separation distance to prevent unacceptable overshadowing and overbearing impacts. Regarding overlooking concerns, the proposed 2 storey rear extension's rear windows would be located approximately 10 metres from the rear shared boundary for Nos 52 Gladys Avenue and No.12 Kendal Close and approximately 46 metres from No.52's rearmost windows which is considered acceptable meeting the requirements of Havant Borough Design Guide SPD.
- 7.11 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.12 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Ecology

- 7.13 Due to works that would impact the roof, the Council's Ecologist has been consulted regarding the risk of impacts to bats during the application process. Regarding this, the Council's Ecologist has confirmed that no further information is required and raises no concerns. In light of this, unacceptable risks resulting from this proposal to protected bat species are considered unlikely, and this proposal is considered to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

(vi) Parking

- 7.14 The works propose an increase of bedrooms on the application site from 3 to 4 bedrooms. This would require 3 parking spaces to be shown on the curtilage of the application site in order to accord with the Havant Parking SPD. This has been shown on the plans and this proposal is considered to accord with the Havant Parking SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00949

Subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Drawing Number: 2191-01.01 Rev A - LOCATION PLAN: Uploaded 24/11/24

Drawing Number: 2191-02.01 Rev B - BLOCK PLAN, SUNLIGHT PLAN, 45 DEGREE PLAN AND SITE VIEWS: Uploaded 6/12/24

Drawing Number: 2191-03.01 Rev D - EXISTING AND PROPOSED

ELEVATIONS: Uploaded 6/12/24

Drawing Number: 2191-03.01 Rev D - EXISTING AND PROPOSED FLOOR

PLANS: Uploaded 6/12/24

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the first floor window serving a landing on the south side elevation on the plans hereby approved shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and shall not be openable and shall be retained as such thereafter.

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.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, hereby permitted the window serving a bathroom on the south side elevation of the first floor on the plans hereby approved shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and shall only be openable at minimum 1.7 metres from finished floor level and shall be retained as such thereafter.

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