

DELEGATED OFFICER REPORT

Site Address:	40 Galaxie Road, Waterloooville, PO8 9AR		
Proposal:	Two storey rear/side extension and revised fenestration.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00884	Expiry Date:	24/12/2024
Applicant:	Mr FJulsrud		
Agent:	Mr Lancaster	Case Officer:	Jennie Fox
	JB Architecture Design		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 40 Galaxie Road, Waterloooville, PO8 9AR is a two storey semi-detached dwelling to the south east of Galaxie Road. The configuration of the property is unusual, with the main two storey gable ended element linked to a flat roofed integrated garage by a vaulted staircase area with a catslide roof. The property is set back significantly from the street frontage, with an open grassed garden and driveway parking accessed from Galaxie Road, The garage sits forward of the main building line and is attached to the neighbouring garage to the north-east. The rear garden faces south-west and is approximately 11.5m in length, 9.5m in width, and is screened on all sides by 1.8m high close-boarded fencing. The property is finished in yellow brickwork and red brown cladding boards with white uPVC fenestration under concret roof tiles.
- 1.2 The area immediately surrounding the subject site is residential and is predominantly comprised of pairs of two-storey semi-detached dwellings in the same style as the host dwelling. The connection of the semi-detached dwellings within the road is facilitated through shared garage party walls. Numerous extensions and adaptations of varying design and scale have been carried out within the street to expand and modernise the original 1960's properties.

2 Planning History

None.

3 Proposal

Two storey rear/side extension and revised fenestration.

The proposal was revised following discussions with the agent and applicant.

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

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020: N/A

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.

Developer Services, Southern Water

Southern Water has looked at the evidence submitted and can confirm that we have no objections or comments at this time to the above Planning 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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We object to the extension being build this close to the boundary.[Redacted] It is felt that building this close to the boundary will block a major part of natural light [Redacted] Building a two storey extension will make it unusable during the winter months. The majority of other extensions in Galaxie Road are built a meter from the boundary and we feel this is the precedent that should be continued for this application as well.	A visit was made to the application site to assess the overall context of the proposals and their impact on neighbouring properties, as discussed below in 7 (iii).

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) Parking
- (v) Biodiversity Net Gain (BNG)

(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 proposals comprise a two-storey infill extension to facilitate the creation of a home office on the ground floor and a master bedroom with en-suite on the first floor. The new roof to the extension would have front and rear facing gables of the same pitch as the host dwelling, such that the front of the dwelling would present with a double gable roof form with the existing catslide design retained. A balcony from the newly created bedroom with screening to both sides is proposed to the rear. The proposals would be well set back from the front of the application site and would clearly reference the unusual design of the host dwelling.

7.4 During a visit to the site, a number of similar extensions were visible within the street, notably No. 30 extended under APP/21/00973, which is very similar in character to the proposals, but also Nos. 24, 26, 28, 42, 47, and 49 which have two storey extensions of a comparable scale and nature. Given the strong precedent within the immediate locality, proposals are deemed to be in keeping with the character of the local area.

7.5 The proposed materials are brickwork, roof tiles, and replacement upvc windows to match the host dwelling, and weatherboard cladding. Cladding boards in a variety of styles and materials are visible around the immediate locality of the site and the proposed materials are therefore deemed to be 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). 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 north-east is No.42, the garage of which shares a party wall with the garage of the host dwelling. No. 42 has previously been extended to the side and rear similarly to the proposals such that it has a gable end approximately 0.7m from the shared boundary and facing the application site. Within the gable there are no windows at first floor level, although at ground floor there is a door and window to a utility room facing on to a small side path as well as a small w.c. window facing south-east. During consultation, concerns were raised over the distance of the proposal to the north-east boundary and the potential impact on natural light to the neighbouring dwelling. However, the proposed extension would not project beyond the rear elevation of the host dwelling, avoiding any significant reduction in the existing light levels received by the neighbouring habitable rear elevation windows. It is noted that both the w.c. and utility are non-habitable rooms with existing obscured glazing. The properties are separated by a 1.8m high close-boarded fence and the proposal was revised to move the footprint of the extension further from the boundary to retain a separation gap of approximately 0.9m between properties and 0.2m from the boundary, both to prevent any potential encroachment of rainwater goods and to allow for future maintenance of the fence. It is noted that the extension at No.42 is itself less than 1m from the boundary and that No.30 has a very similar boundary offset to the proposed extension. The existing damp problem, whilst acknowledged, is not a material consideration in assessing this proposal, and any further increase in damp resulting from this proposal would not in itself justify refusal of this application.
- 7.8 The proposal includes the introduction of a north-east facing ground floor window and five rooflights to the north-east roof slopes. Three of the roof lights would be at high level and the remaining two would be over the existing stairwell void such that they would also be considered to be at high level and would offer no view towards the neighbouring dwelling. The proposal would also include a south-east facing balcony overlooking the rear garden. To prevent overlooking to the private garden at No.42, the design has been amended to include a screen on the section of balcony closest to the neighbouring dwelling. The proposed window to the north-east wall has been revised to show obscure glazing, which will be secured by a condition to protect the privacy of the occupants of both properties. The revised proposals are considered, on balance, to have a limited and acceptable impact on No.42
- 7.9 To the south-west is No.38. The building line is staggered such that No.38 is set slightly further back than the host dwelling. The property has no windows to its north-east facing flank wall and the proposed works would be largely screened from view by the host dwelling. The impact to No. 38 is therefore deemed to be minimal.
- 7.10 To the rear and south-east of the application site are Nos.27 and 29 Cotwell Avenue. As the proposals would be set approximately 11.5m from the rear boundary, and would be over 25m from the rear of either properties, the impact to Nos. 27 and 29 is deemed to be minimal.

7.11 Consequently, it is considered that the proposal will 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).

(iv) Parking

7.12 The proposals would increase the number of bedrooms from three to four. The existing garage is to be retained and the applicant has provided a plan indicating that there would be sufficient driveway parking for two additional vehicle, meeting the requirements of Policy DM13 and the guidance set out in the Havant Borough Council Parking SPD (2016).

(v) Biodiversity Net Gain (BNG)

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

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/24/00884 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:

SITE, LOCATION PLAN & ELEVATION PL829.24 - 01
EXISTING FLOOR PLANS & ELEVATIONS PL829.24 - 02
PROPOSED FLOOR PLANS & ELEVATIONS PL829.24 - 03 REV E

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, prior to first occupation of the extension hereby permitted the lights within the window in the ground floor on the side elevation facing north shall be fitted with restrictor arms which allow a maximum outward opening of no greater than 100mm.

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.