
Site Address:	9 The Brow, Waterloooville, PO7 5BY		
Proposal:	New two storey extension and replacement garage.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00468	Expiry Date:	26/07/2023
Applicant:	Mr Blackmore		
Agent:		Case Officer:	Selina Donophy
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey semi-detached property and detached garage situated on the corner of The Brow and The Dale. It has a brown tiled pitched and hipped roof and elevations of beige multibrick, white painted brickwork, white render and Tudor style beams. The site has a north south incline with vehicular access from The Dale leading to a shingle driveway. The garden surrounds three sides of the property with a raised patio area, grass, shrubs and a covered barbecue area. There is a mature leylandii hedge in excess of 3 metres high, which obscures the property from the highway together with a 1.8 metre high wall and fencing to the eastern and southern boundaries.
- 1.2 The adjoining two storey semi-detached property is to the south, two storey detached properties are opposite (in The Brow) and to the north (in The Dale) and the side aspect of a two storey detached property in The Dale is to the east. The area is of medium density with two storey detached and semi-detached properties of a similar age, different styles and design.

2 Planning History

09/61138/000 - Single storey rear addition. , PERM,15/10/2009

APP/17/00238 - Single storey rear extension and two storey side extension., PERM,26/04/2017

APP/18/00867 - Removal of existing single storey rear extension and double detached garage. Erection of single storey rear extension and detached garage., PERM,11/12/2018

APP/21/01052 - Two storey extension and replacement garage., PERM,03/12/2021

3 Proposal

New two storey extension and replacement garage.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Husky Patel

No comment received

Councillor Ms C Diamond - Purbrook Ward

No comment received

Councillor Ryan Brent

No comment received

Developer Services, Southern Water

No comment received

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

Comment	Officer Comment
This is a nice residential area with well spaced out properties some of which have extensions but all have been constructed in sympathy with other properties in the area. This planning application is for a very large high density 2 storey development which almost fully covers the whole of their rear garden plot which adjoins our property.	Please see 'Planning Considerations ' section of report.
The window of the large second storey extension overlooks our property and there is a high probability that they will be able to see directly into our front lounge compromising our privacy and thereby significantly affecting our quality of life.	See comments below
There is already an approved planning application for a slightly smaller single storey extension for this property which, after a long negotiation, has a party wall agreement in place and for which building work has already started and does not significantly overlook our property. This clearly shows that a development of this size clearly met the needs of the current owners of this property as they would otherwise not have started construction and its size is more appropriate to the build area of this site. It is understood however that the council building inspector was not happy with them building over of the main drain system which is used by a number of other properties and building work has been paused. We see no reason why this approved development cannot be slightly repositioned without increasing its footprint or increasing its size instead of replacing it with this extensive 2 storey development overlooking our property which is proposed in this new planning application.	Noted.

To summarise, the reasons for our objections to this planning application are that this is a very large high density 2 storey development which overlooks our property and visually intrudes on our privacy. It is therefore requested that this planning application be rejected as being unsuitable for this property due to its overall size and volume, its effect on our adjoining property including a loss of privacy and that it is totally out of character with other properties in the local area.

Further comment received :

Thank you for your letter dated 26 July 2023 informing us of further details of the above planning application which comprised of updated drawings which are referenced below. One of our main concerns of this planning application, which we have already stated in our previous comments, was that from the main window of the second story extension they would be able to see directly into the front lounge of our property which compromised our privacy. This concern of ours does not seem to have been addressed or taken into account in these revised drawings.

There is a fairly simple solution to this problem which would be to move the bedroom window on the north side of the second story extension to the south side of the extension. This would totally solve our privacy problem as it would look away from the front side of our property and would not affect the build of this extension in any adverse way.

The north elevation bedroom window would face north and would have direct views of the road - it would be set off the rear boundary and it not deemed to result in direct overlooking down into the windows of neighbouring properties- any views to the side are considered to be indirect and would not justify a refusal on this basis .

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) CIL
- (v) 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 This proposal is a resubmission application following approval of extensions under application reference APP/21/01052. The main differences include a wider and deeper first floor extension. This would now have a depth of approximately 4.4 metres (approximately 0.5 metre increase in depth) and a new width of 5.2 metres which is an increase of approximately 1.7 metres in width from that previously approved. The first floor rear window facing east would also be removed. The ground floor rear extension would be set off the side (southern) boundary where the extension would form a section of flat roof and the single storey extension (utility room) would also be set off the rear (east) boundary. The single storey extension would form a kitchen with a rooflight set within the barn hip. To the north elevation would be french doors. The garage would also been extended and this has been approved under the previous application.

7.4 Whilst there is some increase in the scale of the first floor extension proposed, generally the extensions are considered to be subservient in scale to the host dwelling. The design is considered also to be sympathetic to the existing property and would not be widely visible from the streetscene . 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

7.5 To the south of the application site is No. 11 The Brow which is the attached property. The proposed first floor extension would now be sited slightly closer towards no 11 however this would be located towards the north and would not infringe upon the 45 degree line taken from the closest window at no 11 and therefore would not result in overshadowing to this property. The single storey extension as proposed would be set off the boundary and would have a flat roof set closest with a relatively low height of 2.4 metres and would not result in harmful overshadowing or overbearing impact to this property.

- 7.6 To the east of the application site is No. 2 The Dale. The application site backs on to the rear garden of no 2 which has a single storey extension sited parallel to the boundary shared with no 9 which is almost the length of its rear garden. There would be some increased set off from the rear boundary from the previous proposal and whilst the first floor extension would be located approximately 0.5 metres closer towards the rear boundary, this is not deemed to have a greater impact than that of the extension previously approved - the rear window has also been removed. The rooflight within the single storey extension would light the kitchen and would not result in overlooking. The proposed first floor front window serving a first floor bedroom would face the road and any view to the side towards No.2 would be at an angle and would not result in direct overlooking sufficient to warrant a refusal of planning permission. In addition it is noted that the previous permission also included a front bedroom window to the north elevation.
- 7.7 To the south east is no 13 The Brow- the extensions would be located away from the main property and the first floor extension would be set off the rear boundary - no overbearing, overshadowing or overlooking impact on this property has been identified.
- 7.8 With regard to the replacement garage, its modest height and location in much the same position as the existing garage means that it is not considered to give rise to any adverse impacts to neighbouring properties.
- 7.9 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). It is noted no letters of objection were received with respect to the scheme.

(iv) CIL

- 7.10 There would not be more than 100m² additional floorspace created as a result of this proposal and therefore this is not CIL liable.

(v) Parking

- 7.11 A home office is proposed at first floor level which could be used as a bedroom in the future. There is considered, however, to be adequate parking on site for the 3 parking spaces required for a four bedroom property.

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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00468 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:

2016-01-Rev F	SITE LOCATION AND BLOCK PLANS
2016-04-Rev G	AMENDED PROPOSED GROUND FLOOR AND
REAR ELEVATIONS	
2016-05-Rev F	AMENDED PROPOSED FIRST FLOOR AND
ELEVATIONS	

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.