
Site Address: 9 The Glade, Waterlooville, PO7 7PE
Proposal: Two storey side extension to include extensions to the front and rear dormers; render to external elevations and replacement tiles to main roof.
Application No: APP/20/01188 Expiry Date: 04/02/2021
Applicant: Mrs Ann England
Agent: Mr D P Manns Case Officer: Denise Sheath
 D M Designs
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

9 The Glade, is a chalet bungalow detached dwelling on the corner of the Glade the property is constructed with painted render walls to the side elevations and brown brick to the front and rear

elevations with a tiled pitch roof. The front and rear roof slopes have full-length box style dormers, the front of the property has a blocked paved drive way for the parking of vehicles, and a laid

to lawn rear garden with a detached garage to the south of the property with access on to a separate section of the highway of The Glade.

Note - Due to Coronavirus a site visit was not possible but the applicant supplied photos of the application site which have been used to inform this decision.

2 Planning History

None relevant.

3 Proposal

Two storey side extension to include extensions to the front and rear dormers; render to external elevations and replacement tiles to main roof.

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)

Havant Borough Pre Submission Local Plan 2036

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

5 Statutory and Non Statutory Consultations

Not required

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: 9

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) 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 proposal is for an extension to the side of the property with a continuation of the pitched roof and extension of the length of the existing flat roof dormer to rear elevations and a new flat roof dormer, to the roof extension to the front.

7.4 The development, as proposed, has been designed to reflect the scale and built form of the host dwelling. The side extension would have a width of 4.7m, a depth of 7.86m (the same depth of the existing property), an eaves height to match the existing at 2.6m and a roof height of 6.7m which would have a 0.3m difference to the main roof ridge height of the property. There will be a minimum gap of 2m from the side of the extension to the boundary facing the access road onto this section of 'The Glade'.

7.5 Part of the proposal is to replace the existing roof tiles with a Marley Edgemere red

roof tiles, it is noted that other properties within The Glade have red roof tiles, therefore the change to the roof tiles would not be out of place within the streetscene.

- 7.6 The painted render to be used on the ground floor front, rear and the ground and first floor side elevations of the property will match the painted render already present on the existing side elevations, and would therefore be in keeping with the existing property. Many of the properties within The Glade have been altered with extensions of similar development and overall the proposal would not be out of keeping with the area or cause a harmful effect on the visual character of the streetscene.
- 7.7 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

- 7.8 The proposal would not be readily visible to the neighbouring property to the west (No.11), therefore any impact the proposal may have upon this neighbouring property is considered to be minimal and acceptable
- 7.9 The neighbouring properties to the front (No.38 & No.40) would be in excess of 30m from the proposed development although there is to be an additional dormer and window inserted into the front roof extension this area is already visible from the public domain and any impact would be considered minimal and acceptable.
- 7.10 The neighbouring property to the rear (No.7) would be in excess of 20m from the proposed development although there is to be an extension of the existing dormer to the rear, the window within the dormer extension would be obscurely glazed as it is for benefit of the new shower room to the property, therefore any impact upon this neighbouring property would be considered minimal and acceptable.
- 7.11 The neighbouring properties to the east side elevation (No.20 & No.22) would be in excess of a minimum of 23m from the proposed development there is to be no additional windows to be inserted onto this side facing elevation therefore any impact on these neighbouring properties would be considered minimal and acceptable.
- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Parking

- 7.13 The proposal would include the addition of an extra bedroom taking the property from a 3No.bedroom property to a 4No. bedroom property therefore there would be a requirement for a minimum of 3 off-street parking spaces in accordance with the Havant Borough Residential Parking Provision SPD. Parking for 3No. vehicles has been demonstrated on the proposed ground floor plan and as such the proposed development is considered to meet the current parking standards.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01188 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:

Application Form - Received 10 December 2020

Location Plan Drawing No. ENGLAND 01A - Received 10 December 2020

Block Plan - Drawing No. ENGLAND 02A - Received 10 December 2020

Existing and Proposed Floor Plans and Elevations - Drawing No. ENGLAND 01A - Received 10 December 2020

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 The development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.