
Site Address:	34 Cornbrook Grove, Waterloooville, PO7 8RD		
Proposal:	Two storey side and single storey front extension.		
Application No:	APP/20/00958	Expiry Date:	08/12/2020
Applicant:	Mr & Mrs Brown		
Agent:		Case Officer:	Joseph Toole
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

34 Cornbrook Grove, Waterloooville, is located to the south of Cornbrook Grove. The application site is a two storey semi detached property comprising brown brick and concrete roof tiles. Vehicular access is from Cornbrook Grove with parking to the front and side.

The property is located within a residential estate which has properties of similar style and design.

2 Planning History

APP/11/00277 - Construction of extension under bay window to front elevation. ,
PERM,09/05/2011

3 Proposal

Two storey side and single storey front extension.

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

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No Comment.

Councillor D Keast - Cowplain

No Comment.

Councillor Narinder Bains - Cowplain

No Comment.

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: 3

Comment	Officer Comment
Result in the loss of light/overshadowing	Please see Section 7.
Overbearing and out of keeping with the character of the area	
Too close to the boundary	
Overlooking private amenity space	

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 proposed development would involve a single storey front extension and a two storey side extension. The proposed front extension would be used as an extended hall area and would have a width of approximately 2.3 metres, a maximum depth of approximately 0.6 metres from the existing front wall and have a pitched roof with a maximum height of approximately 2.9 metres. The proposed two storey side extension would be used as a store, utility and kitchen on the ground floor and a master bedroom, dressing and en-suite on the first floor. It would have a width of approximately 3.3 metres, a depth of approximately 8.3 metres joining the existing rear wall and have a pitched roof of the same design of the existing dwellinghouse with a maximum height of approximately 6.9 metres.
- 7.4 The proposed development would have facing brickwork and concrete roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed development would be visible from the street scene. It is worth noting No.35 Cornbrook Grove attached to the property in question has a two storey side addition to their property. The proposed front extension is considered to have a minimal impact with the proposed two storey side extension set back approximately 0.6 metres from the proposed front. Furthermore, the proposed two storey extension would be approximately 0.2 metres off the existing ridge height of the main dwellinghouse. Therefore, it is considered the proposed two storey side extension would appear subservient to the host dwelling and meet the guidelines set out in the Havant Borough Design Guide SPD in relation to side extensions. Overall it is considered to be inkeeping with the character of the area.
- 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 front of the property there would be a new door and full length window in the proposed front extension and a garage door and window on the ground floor and a bedroom window in the first floor of the proposed two storey side extension. These views would face out onto the public highway and the side wall of No.33 Cornbrook Grove and part of the side of the property. This is not considered to cause an adversely harmful impact on overlooking their immediate private amenity space.
- 7.8 To the east side there would be a ground floor window serving the utility. This would be screened by the existing 1.8 metre high fencing along the boundary and is not considered to overlook any private amenity space. The proposed two storey side extension would come close up against the boundary next to a public footpath. Due to the footpath having a grass verge separating the distance from the footpath and the orientation of the proposed development it is not considered to appear overbearing or result in a substantial loss of light to the path and the neighbouring properties to the side. Furthermore, the existing first floor side window which faces the rear gardens of the properties to the east would be removed with no side windows being placed on the proposed development. This is considered to reduce overlooking on this side.

- 7.9 To the rear there would be a ground floor window and a first floor window in the proposed side extension. The ground floor window would be screened by the existing 1.8 metre high fencing along all boundaries. The first floor window would serve an en-suite and would be obscurely glazed. This has been conditioned to be obscurely glazed and non opening below 1.7 metres. This would reduce any overlooking into No.15 and No.34 Edgefield Grove's private amenity space.
- 7.10 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).

(iv) Parking

- 7.11 The proposal would continue to provide 3 bedrooms. There is sufficient car parking on site to accommodate 2 car parking spaces therefore it is deemed acceptable in accordance with the Havant Borough Parking Standards SPD.

8 Conclusion

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

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00958

- 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:

Location Plan
Site Plan
Proposed Ground Floor Plan - 3 REV A
Proposed First Floor Plan - 4 REV A
Proposed Elevations - 5

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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 side extension hereby permitted the rear window on the south elevation in the first floor facing No.15 and No.34 Edgefield Grove shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non opening below 1.7 metres floor level and 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.