
Site Address: 5 Bowers Close, Waterlooville, PO8 8EU
Proposal: Proposed partial first floor side extension over existing single storey extension, 2 storey rear extension and porch to front elevation.
Application No: APP/20/00132 Expiry Date: 15/04/2020
Applicant: Mr Pete Watson
Agent: Mr Dean Adams Case Officer: Selina Donophy
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two-storey, detached property located on the west side of Bowers Close, Waterlooville. This property has a pitched roof which has a front entrance projecting forward from the main two storey element of the property and what would have previously been used as a garage to the side. It is constructed of red multibrick with coloured cladding boards to the front elevation and forms part of a row of similarly designed properties.

This property is located at the end of Bowers Close and is sited opposite London Road, screened by trees, with a verge area in front.

2 Planning History

None relevant

3 Proposal

Proposed partial first floor side extension over existing single storey extension, 2 storey rear extension and porch to front elevation.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

No comments 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 This proposal comprises of a first floor side extension above the single storey side extension and a two storey side extension to the rear. The extension would have a pitched roof, in continuance with the existing roof design and would bring the building line level with the existing rear elevation wall to the rear. Towards the front the building line would continue from the existing front elevation wall at first floor level , and would have one window at first floor level on this elevation serving a bedroom as well as one window at the rear serving a bathroom, which would be obscure glazed, controlled by a condition. There would also be one window at ground floor level at the rear. Materials proposed include concrete tiles to the roof to match existing as well as facing brick, render and cladding also to match existing. Alterations also include a pitched roof porch covering , supported by two posts.

There are 5 properties located along Bowers Close, which are of a consistent design. No 2 has recently been granted permission under application APP/19/00492 for a side extension and the property adjacent to the application site, no 4 has a side extension although there is no record of the planning permission for this. This proposal is of a similar design to that at no 4, however this was not constructed under current design guidance. The Havant Borough Design Guidance states that side extensions should remain visually subservient to the main property and this is evident at no 2, which is set down from the ridge line and back from the front elevation. This proposal would not be set down or back as suggested in the guidance. Despite this, it is considered that this would be acceptable as no 5 is set further back from London Road and set down as the road slopes down towards the South, making it much less visible and prominent from the highway. Although this would still be visible from the public realm, it is not deemed to have an adverse impact on the character of the area and is therefore judged to be an acceptable addition to the property.

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

- 7.4 To the North of the application site is no 4 Bowers Close, which is sited at a slightly higher level than no 5. There is one window on the side elevation of no 4 facing towards no 5. Although there is already a garage at ground floor level, this proposal would bring the building line closer towards this window at first floor level, with a distance of approximately one metre retained towards the boundary. However, this window does not serve a habitable room and therefore it is judged that this proposal would not cause undue harm. There is one other window at ground floor level towards the rear of no 4. No 4 projects approximately 2 metres further out than the rear elevation of no 5, and therefore the extension would not impact this window.

To the South of the application site is no 209D London Road. As there are no works proposed to the Southern side of the property there is not deemed to be any impact on the amenity of this property.

- 7.5 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

- 7.6 This property would be increasing from 4 to 5 bedrooms, this does not require any additional vehicle parking spaces as per the Havant Parking SPD 92016).

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/20/00132 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:

5BC-001 LOCATION AND BLOCK PLANS / ELEVATIONS RECEIVED
20.02.2020

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 extension hereby permitted the windows in the first floor on the north elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.