
Site Address: 18 Cavendish Drive, Waterloo, PO7 7PJ
Proposal: Proposed single storey rear extension with balcony over, two storey side extension with addition of front dormer.
Application No: APP/19/00902 Expiry Date: 11/11/2019
Applicant: Mr & Mrs Worland
Agent: Mr C Curnow Case Officer: Bee Crawford
 Thorns - Young Ltd
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey chalet style dwelling with a detached garage to the side. It has a red tiled pitched and barn hipped roof and elevations of red multibrick and tile hanging. There is open vehicular access to the front leading to an area of block paving and grass enclosed with a dwarf wall. The rear garden drops slightly and has a depth of approximately 25 metres and is mainly laid to lawn with a patio area, shed and shrubs, enclosed to all boundaries with fencing ranging in height from 1.6 to 1.8 metres, together mature trees and shrubs to the rear boundary.
- 1.2 Detached two storey chalet style dwellings are to the north and south, a detached two storey property is opposite and the rear gardens of detached properties in Ferndale are to the rear. The area is of medium density with detached bungalows, two storey dwellings and chalet style dwellings a similar age and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension with balcony over, two storey side extension with addition of front dormer and a replacement bay window to the 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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

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

None.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Object to proposed balcony which will result in overlooking, loss of privacy and noise when being used. Use of balcony and upstairs rooms.	See section 7.
It is with concern that I am objecting to the plans for the above property. The plans are not designed to compliment the local characters of either Cavendish Drive or Ferndale. Mr Worland's parents lived behind us for eighteen years, for many years just Mrs Worland, senior has lived alone in the house with daily carers visiting. Our concern has been for many of those years the security levels that were neglected from Cavendish Drive to our house in Ferndale. Hence our concern, we planted and heightened our Honeysuckle, Silver Birch trees, Fir Trees and a security type layer of Wisteria. All of these would, and does make it slightly more difficult for any intruders to hop over the fence into our property.	See section 7. This is not a material planning consideration in this instance.

Several of our trees are dying and are in fact dead but we have left them there to give us privacy from number 18 Cavendish overlooking us more than they currently do. In due course all of these trees will be taken down, giving us full view of this ghastly proposal, damaging our privacy 100%.	See section 7.
Currently the back bedroom of number 18 has full view into our Kitchen, Bathroom and of course over our Garden, Summerhouse and Patio. Having looked at the proposed plans it is very obvious that with such a large balcony and patio covering the full length of the rear of the house we will lose our total privacy, and the noise levels will be increased too. Not forgetting that with any entertaining elements, parking could become a problem too.	See section 7. This would be an issue for Environmental Health. See section 7.
The plans look to me somewhat of a "Sandbanks, Bournemouth" that is not in keeping with the style of Chalet Bungalow properties on the Ferndale estate.	See section 7.
The proposed development will result in us having reduced sunlight and daylight, and a great reduction in our own privacy of our Summerhouse, Garden, Patio, and indeed our Kitchen and Bathroom by being overlooked 24 hours a day. I do not feel that this development will enhance the environment I am living in, nor will it achieve a sustainable development.	See section 7.
Mr Worfold Junior may in later days be considering running a Bed and Breakfast type business or indeed Air Band B which sadly a few residents close by have done. He may also be developing his parent's property to rent/let out to other occupants. If this were the case then most certainly entertainment/parties and gatherings could be a regular feature on a massive patio and balcony, and this would most certainly generate extra noise and parking issues particularly in	This application is for extensions to the existing property. This is not a material planning consideration.

the warmer months.	
I note from the plans that they are hoping to dismantle the current Garage and replace that with a "store". This could also generate another problem linked to overspill of cars being left out on the road of the property of number 18 Cavendish which is directly opposite a busy junction of Cavendish Close. Most house buyers these days are looking for a property with a garage not without.	See section 7.
I understand that only 3 or 4 properties close to number 18 Cavendish have been sent the planning details so I have concern that if more of our close neighbours saw these plans with such a monstrosity of a balcony the full length of the house and the removal of a garage, they too would appeal to the plans. No planning details have been posted on any lampposts in Cavendish Drive or in Ferndale for any other residents to read and observe, and indeed be likely to appeal.	The appropriate publicity was carried out for the type of application.

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 a two storey side extension with a front dormer to the northern elevation of the property, following the demolition of the garage, a single storey rear extension and balcony replacing the existing rear addition and a replacement bay window to the front elevation.. The two storey element of the proposal would be visible from the public realm with the front elevation of the property being approximately 7.5 metres from the highway and the side extension set back 6 metres from this elevation. It would tie in to the existing roof and side dormer with a matching pitched and barn hipped roof to the northern elevation and have a width of 4.3 metres and depth of 6.7 metres. It is of a cohesive design which relates well to the existing property and it is considered would not be an incongruous feature in the street scene .
- 7.4 The proposed single storey rear extension would replace the existing rear addition. It would extend across the rear of the property and side extension to a width of 11.2 metres with a depth of 5 metres to the southern elevation and 3.1 metres to the northern elevation as a continuation from the two storey element and have a flat roof to a height of 3.3 metres.
- 7.5 The original design was to utilise the entire flat roofed area as a balcony with a 1 metre high glass balustrade around the roof edge. Following the officer's site visit, concerns were raised regarding the impact of this part of the proposal on neighbouring properties with respect to overlooking and loss of privacy.
- 7.6 Amended plans were submitted on 30 October significantly reducing the extent of the balcony to an area of approximately 5.4 metres in length and 2 metres in depth. It would be set in 1.5 metres from the edge of the extension on the south side of the property with 1.8 metre high screening and would not extend beyond the roof edge of the proposed dressing room. In addition two roof lights would be installed to the rear extension. It is considered the amendments have addressed the concerns previously raised regarding the impact on the neighbouring properties.
- 7.7 Notwithstanding the above in order to protect the amenities of the occupiers of the neighbouring properties a condition is recommended restricting the use of the remaining extent of the flat roof of the single storey rear extension as a balcony and for the 1.8 metre high screen to be retained at all times.
- 7.8 The new bay to the front elevation will replace the existing flat roofed semi-circular bay window with a rectangular window together with a mono-pitched and hipped roof.
- 7.9 The proposal would result in a generous increase to the original footprint and volume of the property, however the dwelling is situated on a good sized plot and it is considered the scheme can be adequately accommodated within the extent of the site. 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

Impact on 16 Cavendish Drive

- 7.10 This property is situated to the south of the application site and the two storey element of the proposal is on the northern side of the property. The single storey rear extension has a depth of 5 metres which is 1 metre over the limit for permitted development for this type of property. It continues the line of the existing property, maintaining the 1.1 metre distance to the boundary with the northern elevation of this property a further 1 metre away. There are no side windows in the southern elevation of the single storey extension which is of a modest height. Whilst the single storey rear extension could be perceived to result in a loss of light to the rear ground floor windows of this property, the property is set back from number 18 and also benefits from a single storey rear extension. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of ground floor windows at this property. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.11 Following the submission of amended plans, the extent of the new balcony has been reduced to a depth of 2 metres and set in 1.5 metres from the southern edge of the rear single storey extension. In order to protect the privacy of the occupiers of this property and minimise any perception of overlooking the rear amenity area a 1.8 metre screen is proposed on the southern side and a condition is recommended for this to be retained at all times. The impact is therefore considered to be acceptable in planning terms.

Impact on 20 Cavendish Drive

- 7.12 This property is situated to the north of the application site and the greater part of the extension is situated on this side of number 18. The two storey extension would tie in to the existing roof and side dormer with a matching pitched and barn hipped roof to the northern elevation with a width of 4.3 metres and depth of 6.7 metres continuing for a further 3.1 metres at single storey. the extension would be 1.5 metres from the boundary and the southern elevation of this property is a further 4.7 metres away beyond the garage of this property. There are two doors in the northern elevation at ground floor serving a utility room and store and no windows at first floor level.
- 7.13 There is a side dormer in the southern elevation of this property, although the two storey extension is set back 6 metres from the front elevation of number 18 and would only project slightly beyond the edge of this window. Furthermore there is a distance of approximately 6.5 metres from this window and the two storey extension. It is therefore considered a reasonable outlook would be retained from this window. The impact is therefore considered to be acceptable in planning terms.
- 7.14 Regarding the new balcony, it is set in 4.7 metres from the northern edge of the extension and the depth does not extend beyond the roof of the two storey element of the scheme which will provide a degree of screening. It is therefore considered that this, together with the 6.2 metre distance from the northern end of the balcony to the boundary would minimise any perception of unacceptable overlooking or loss of privacy to the rear amenity area of this property. The impact is therefore considered to be acceptable in planning terms.

Impact on 33 Ferndale

- 7.15 The rear boundary of the application site runs for a distance of 3 metres with this property. The rear elevation of the extension is 27 metres away from this boundary with the rear elevation of this property a further 24 metres from the boundary. The new french doors in the first floor rear elevation and associated balcony could be perceived to increase the level of overlooking to this property. However there is a distance in excess of 45 metres from the proposed balcony and the rear elevation of this property which meets the 24 metre distance recommended in the Havant Borough Council Design Guide SPD. it is therefore judged the french doors and balcony are a sufficient distance away and would not result in any additional overlooking.

Impact on 35 Ferndale

- 7.16 The rear boundary of the application site runs for a distance of 10 metres with this property. Concern was raised on the original proposal regarding the extent and use of the balcony and potential overlooking. Following discussion with the agent and applicant, the extent of the balcony has been substantially reduced to a depth of 2 metres and does not extend beyond the beyond the roof edge of the proposed dressing room. The rear balustrade of the balcony would be in excess of 25 metres from the rear boundary of the application site.
- 7.17 The new french doors in the first floor rear elevation and associated balcony serving the bedroom could be perceived to increase the level of overlooking to this property. However there is a distance in excess of 45 metres from the proposed balcony and the rear elevation of this property which meets the 24 metre distance recommended in the Havant Borough Council Design Guide SPD. it is therefore judged the french doors and balcony are a sufficient distance away and would not result in any additional overlooking or loss of privacy.
- 7.18 Although there are bi-fold doors in the rear elevation of the single storey rear extension, the distance to this property is deemed to be a sufficient distance away and any resulting impact would not cause significant harm. The impact is therefore considered to be acceptable in planning terms.

Impact on 29 Cavendish Drive

- 7.19 The proposed extension is set back from the front elevation of number 18 and the front elevation of this property is in excess of 35 metres away. It is therefore deemed any impact would be negligible.

(iv) Parking

- 7.20 There is no increase in the number of bedrooms at the property and whilst the existing garage is to be removed there is ample room on the site to accommodate the recommended requirement set out in the HBC Parking SPD (July 2016) of two on site parking spaces for a three bedroom property. It is therefore considered a condition is not necessary in this instance.
- 7.21 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 further letters of objection were received following the submission of amended plans.

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/19/00902 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 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.

- 3 At no time shall the flat roof of the single storey rear extension element of the scheme hereby permitted be used as a balcony other than that shown on drawing numbers 3170.19.3 Rev A and 3170.19.4 Rev A, without prior written approval from the Local Planning Authority.

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.

- 4 The rear balcony shall not be brought into use until a side screen with a minimum height of 1.8 metres from the floor level of the balcony on the northern side has been installed and shall remain in situ thereafter. Such screen must be obscurely glazed with an obscuration level no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Block plan

Drg no 3170.19.1 Existing floor plans

Drg no 3170.19.2 Existing elevations and 3D plans

Drg no 3170.19.3 Rev B Proposed floor plans

Drg no 3170.19.4 Rev A Proposed elevations and 3D plans

Reason: - To ensure provision of a satisfactory development.