
Site Address:	7 Thresher Close, Waterloooville, PO7 8RF		
Proposal:	First floor side extension and new garage to front.		
Application No:	APP/20/00655	Expiry Date:	28/09/2020
Applicant:	Mr & Mrs Tricker		
Agent:		Case Officer:	Joseph Toole
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Thresher Close, Waterloooville, is located to the south of Thresher Close. The application site is a two storey semi detached property comprising brown brick and white render on the front porch with concrete roof tiles. Vehicular access is from Thresher Close with parking to the front.

The application site is located within a residential area of similar design.

2 Planning History

No relevant planning history.

3 Proposal

First floor side extension and new garage to front.

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
Overlooking from rear first floor window	The rear window has been conditioned to be obscure glazed and only top opening in order to reducing overlooking
Loss of light due to the height of the proposed development	Due to the orientation of the property, the proposed development is considered to not cause substantial harm on overshadowing
Impact of the ground floor build on boundary brick wall	The proposal would be to the east of the boundary wall, but any impact on the wall would be a private matter between the two parties involved, not a material planning consideration

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 first floor side extension and a garage to the front. The garage would be located to the front of the existing kitchen/dining room window. It would have a width of approximately 2.8 metres not extending further out than the side wall of the existing dwellinghouse. The proposed garage would have a depth of approximately 6.2 metres joining up with the front porch. It would have a pitched roof with a maximum height of approximately 3.8 metres. On top of the kitchen and utility room there would be a new first floor extension serving an additional bedroom. It would have the same width as the garage (2.8 metres), a depth of approximately 5.3 metres and a maximum height of 7 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 works would be visible from the street scene, although it is considered to be inkeeping with the character of the area with the first floor extension being set back approximately 4.2 metres from the front of the property and being approximately 1 metre lower in height with a similar angled roof. This would appear subservient to the host dwelling and is in accordance with the Havant Borough Design Guide SPD.
- 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 there would be a garage door on the ground floor and a new first floor window in the new bedroom. This would face the public highway and the front gardens of the properties opposite. Thus, it is considered due to the first floor window's position it is not considered to cause substantial harmful overlooking to the properties along Ramblers Way.
- 7.8 There would be no side windows on the garage or first floor extension. Due to the orientation it is not considered to result in harmful overshadowing or loss of light therefore it is considered to be acceptable.
- 7.9 To the rear there would be a window in the proposed first floor side extension. Due to the concerns with overlooking this window has been conditioned to be obscure glazed and only top opening above 1.7 metre floor height. Therefore, this reduces the overlooking of private amenity space to the properties along Ramblers Way.
- 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 proposed development would result in the increase in the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces as shown in the proposed Site Plan drawing number 5441/500. Therefore, the proposed development is in accordance with the Havant Borough Car Parking SPD.

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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00655

- 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 - 5441/500
Proposed Ground Floor Plan - 5441/4 REV A
Proposed First Floor - 5441/5 REV A
Proposed Elevations - 5441/6 REV B

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 south/rear 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.