
Site Address:	2 Edgefield Grove, Waterlooville, PO7 8NX		
Proposal:	Rear two storey extension.		
Application No:	APP/20/00093	Expiry Date:	13/05/2020
Applicant:	Mr T Langston		
Agent:	Mr Walker	Case Officer:	Denise Sheath
	Parkers Design		
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Edgefield Grove, Waterlooville is a two storey detached dwelling, with an attached integral garage and a hardstanding with the availability of parking a vehicle to the front of the garage. The property is constructed with brick with a hung tiled roof. No. 2 is the first property along the east side of Edgefield Grove, the rear gardens of No.s 11-15 Ramblers way adjoin the south side elevation.

2 Planning History

22253_26 - 32 no. dwelling units and associated works (as amended by plans received 21st February, 1985 and 6th March, 1985). Perm 13 May 1985

3 Proposal

Rear two storey 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)
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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
On Drawing P103, the south elevation shows a proposed bedroom window which would give a view across my garden and straight into my living room. This would result in a lack of privacy and is unacceptable. Please note that on Drawing E103, the existing south elevation is showing a bedroom window already in situ but this is not the case.	See Section 7
Also on Drawing P103, the south elevation shows a proposed window on the ground floor. I would have no objection to this as long as it was below the level of the boundary fence to ensure no lack of privacy.	

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 rear extension which will extend 3.5m from the existing rear wall have a width of 6.6m, an eaves height of 5.2m and pitched roof with a gable end with a maximum height of 7.6m. The ridge height of the roof of the extension is approximately 0.7m below from the ridge height of the existing roof ridge of the dwellinghouse.

7.4 The proposed rear extension would be constructed of brickwork to match existing, with concrete roof tiles also to match existing. The windows and doors would be in white upvc also to match existing. These materials are considered to be appropriate within the

context of the main building and consistent with policy CS16 of the HBLP (Core strategy).

- 7.5 In terms of scale, this extension would have a reasonable depth and bulk due to the two storey element of the proposal and would result in a significant increase to the volume of the property. Despite this, it is considered that the proposal could be comfortably accommodated within the extent of the site retaining a sufficient amount of amenity space available to the property.
- 7.6 Following concerns raised regarding the introduction of a clear glazed window along the south elevation at first floor level, the room which this window was intended is no longer a bedroom and the window was replaced by a rooflight within the east roof slope by amended plans received 11.05.2020 which eliminates the overlooking element which concerns were raised.
- 7.7 Concerns have been raised regarding the window at ground floor level, the top of the window will have a height of 2.2m from ground level, the neighbouring properties to the south will be a minimum of 12m from this window, therefore any impact with regard to overlooking at ground floor level would be acceptable and would not justify a refusal of the application.
- 7.8 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

- 7.9 To the rear of the property is a woodland area screening the A3 Carriageway, therefore there would be no adverse impact upon the rear of the property.
- 7.10 The proposal would not be visible to the neighbouring properties to the front of the property therefore the impact of the development to these neighbouring properties would be minimal and acceptable.
- 7.11 The neighbouring properties to the south (No.s 11-15 Ramblers Way) have a minimum distance of 12m from the proposal to their rear facing elevations, there are to be no clear glazed windows to be inserted into the first floor south elevation of the proposal therefore the impact would not create any additional element of overlooking nor would it have an overbearing impact to the distance between the proposal and the properties. Therefore any impact which the proposal may have would be acceptable.
- 7.12 The neighbouring property to the north (No.4) has a distance of approximately 3.8m from the facing side wall to the proposal and an approximate 2.4m gap from the proposal to the shared boundary, there are to be no windows to be inserted along this facing elevation of the proposed extension therefore there would be no direct overlooking in to the rear amenity area of this property. There is to be a window inserted above the landing stairs which would overlook the frontage of the property which is already within the public realm. Therefore the proposal would have an acceptable impact upon this neighbouring property.
- 7.13 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

- 7.14 This proposed extension will result in an increase in the number of bedrooms from 3 to 4. According to the Havant Borough Council Parking SPD (2016), 3 car parking spaces would be required for this number of bedrooms. This extra parking space would be accounted for on the front driveway of the property.

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/20/00093 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 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 The development shall not be brought into use until a minimum of 3 parking spaces as shown on drawing no. E/P102 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.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the first floor north and south elevations without the prior written approval of 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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Application Form - Received 05 February 2020
Location Plan - Drawing No. P104 - Received 05 February 2020
Block Plan - Drawing No. P105 - Received 05 February 2020
Site Plan - Drawing No. E/P102 - Received 20.04.2020
Existing Floor Plans - Drawing No. E101 - Received 20 April 2020
Existing Elevations - Drawing No. E103 - Received 20 April 2020
Proposed Floor Plans - Drawing No. P101 - Received 11 May 2020

Existing Elevations - Drawing No. P103 - Received 11 May 2020

Reason: - To ensure provision of a satisfactory development.