
Site Address:	8 Upper Bere Wood, Waterlooville, PO7 7HX		
Proposal:	Two storey side extension with rear dormer.		
Application No:	APP/20/00055	Expiry Date:	20/03/2020
Applicant:	Mr G Scullion		
Agent:		Case Officer:	Joseph Toole
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

8 Upper Bere Wood, Waterlooville, is on the north eastern side of Upper Bere Wood. The application site is a detached red and brown brick property with a double garage to the right side. Vehicular access is from Upper Bere Wood.

The properties within the immediate area are similar in design and appearance to the application site.

2 Planning History

No relevant planning history.

3 Proposal

Two storey side extension with rear dormer.

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

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

I have considered this application. There is an off site Conifer in the neighbouring property. As the proposed development may fall within the root protection area due consideration of the tree should be taken when building, should permission be granted.

I would suggest you add an informative note that due consideration be taken of this tree which is in a third party property.

Councillor Diana Patrick

No Comment.

Councillor Dianne Lloyd

No Comment.

Councillor S Milne

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Trees

(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 Discussions took place with the applicant to amend the plans for the two storey side extension to be stepped back and reduced in height to be subservient to the host dwelling. This was agreed and the plans were updated accordingly.
- 7.4 The proposed development would involve a two storey side extension and a dormer. It would have a width of approximately 3.5 metres, a depth of approximately 7.1 metres and a maximum height of approximately 7.5 metres.
- 7.5 The proposed development would match the existing property in terms of brickwork and roof tiles. This would be deemed acceptable to the context of the main dwellinghouse.
- 7.6 The proposed development would be subservient to the host dwelling being stepped back 0.5 from the front of the property and 0.5 metres lower than the existing ridge line. It is considered that an extension of this scale is appropriate in terms of the size of the plot and the retained amenity space. As a result it would be inkeeping with the character of the area.
- 7.7 As to the flat roofed dormer, this would reflect, albeit slightly smaller, the existing dormer to the rear of the property.
- 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 The proposed development would be visible from the public realm. On the front of the proposal there would be a door with a full length window from the ground floor to the first floor. This would not overlook any private amenity space as it would face the front gardens of the properties to the side and opposite.
- 7.10 To the side of the property facing No.7 and No.9 Upper Bere Wood there would no windows therefore it would not have an adverse impact on residential amenity to these occupiers. The separation with the 2 properties is considered acceptable, and the development would not be dominant or overbearing to neighbouring properties.
- 7.11 To the rear of the proposed development there would be bi-folding doors on the ground floor which would be screened by the existing 1.8 metre high fencing along the boundary. Furthermore, there would be a first floor window and a second floor window in the dormer which would face out onto the front of No.9 Upper Bere Wood and Lower Bere Wood Road. This is considered not to overlook any immediate private amenity space and would therefore be deemed acceptable.
- 7.12 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) Trees

- 7.13 There is an off site Conifer in the neighbouring property. The Council's Arboricultural Officer has advised that as the proposed development may fall within the root protection area of this tree due consideration will need to be given to this during the construction period. An informative note to this effect is recommended.

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 Wrong Application type for recommendation code for application APP/20/00055

- 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
Block Plan
Proposed Ground Floor Plan
Proposed First Floor Plan
Proposed Second Floor Plan
Proposed Front Elevation
Proposed Side Elevation
Proposed Rear Elevation

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.