
Site Address:	7 Elderberry Way, Waterloooville, PO8 9BJ		
Proposal:	Single storey front and rear extensions and two storey side extension.		
Application No:	APP/19/00642	Expiry Date:	26/08/2019
Applicant:	Mr & Mrs Healey		
Agent:	Mr Jenkins	Case Officer:	Ross Leal
	Coast Architecture Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.7 is located on the north-east side of Elderberry Way within a predominantly residential area of broadly similar house types and of similar materials in the immediate locality of this site. The application dwelling is one of a pair of semi-detached dwellings which have a broadly symmetrical massing, although no.7 has a gabled front porch and an additional window above. Both dwellings have side gables and are constructed of red brick with profiled brown roof tiles. No.7 has a modest first floor window in its north-west facing side elevation. No.5 to the north-west is set forward of the application dwelling and has a large first floor side window facing outwards towards the front garden of the application site and has been extended at the side towards the application site. The application dwelling is separated from the joint boundary with no.5 by its driveway and this is capable of accommodating at least 3 cars. No.5 is also set away from the joint boundary. To the rear, both nos.7 and 9 have conservatories of similar depth adjoining the joint boundary. The application plot is open at the front and enclosed by 1.8m wooden panel fencing on other boundaries at the rear/sides. The driveway serving the dwelling is capable of accommodating 2 cars, the remainder of the site frontage is laid to grass/planting.

There are instances of two-storey side extensions which continue the ridge line and front walls of pairs of semi-detached dwellings nearby at no.5 adjoining, no.13 and no.6, although two-storey side extension to other dwellings nearby are set back and have lower ridge lines with a secondary appearance.

2 Planning History

No relevant planning history relating to application site.

3 Proposal

It is proposed to erect single storey front and rear extensions and a two storey side extension at this property.

The proposed rear extension would be located 0.15m from the joint boundary with no.9 and would be 3.3m deep. It would have a rear gable with top of eaves height at 2.4m and ridge line at 3.3m.

The proposed front extension would replace the existing porch and provide for a store to the site which would be in front of the proposed two-storey extension and would have a garage type door. There would be a lean-to type roof across the front of the

dwelling and the side extension. The store would extend 2.5m out from the front of the side extension and the porch 1.11m out from the front of the dwelling. Eaves would be 2.5m and the lean-to roof a maximum of 3.5m in height where it meets the front of the side extension/main dwelling. The porch entrance door would have a modest gabled canopy roof.

The proposed two-storey side extension would be 2.865m in width and 8.89m in depth. It would extend from the existing rear wall of the dwelling forwards to the front wall of the dwelling and provide for a brick pier at the side similar to the 2 first floor piers on the existing dwelling. Eaves and ridge levels would be the same as those of the existing dwelling at 4.7m and 7.9m respectively. There would be modest first floor side windows which would be a secondary bedroom window and a secondary bathroom window. These would be obscure glazed and non-opening below 1.7m in height above the floor area of the room which they serve. Main first floor windows would be in the front and rear elevations. At ground floor a modest obscure glazed utility room window is proposed in the side elevation.

The block plan indicates the provision of a third parking space on the site frontage.

The materials are proposed to match those of the existing dwelling.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

No consultees.

Hampshire Biodiversity Information Centre has advised that there are protected species within 500m of the site (Great Crested Newt). However, the nature of the proposals are such that there is unlikely to be an impact on protected species and the site does not accommodate suitable habitat for Great Crested Newts.

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 representations	N/A

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) Car 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 side extension would be visible from the public realm and would result in a change to the appearance of the dwelling in the street scene. The extension would not be subservient to the appearance of the existing dwelling and would not therefore be wholly consistent with the Design Guide. It is however sympathetically designed in terms of the appearance of no.7, the appearance of the pair of dwellings and also the appearance of the immediate locality and otherwise in accord with the Design Guide and Policy CS16. It would not result in development with an incongruous appearance, given the existence of similar two-storey extensions close by which also continue ridge lines and front walls. It is not considered that the proposal would result in harm to visual amenity or the street scene such that refusal would be justified, given that it would appear consistent with other similar extensions and is generally sympathetically designed. The proposed front extension is limited in scale and is also sympathetically designed, it would not be unduly intrusive nor result in harm to visual amenity/the appearance of the dwelling. The rear extension would not be widely visible and has also been sympathetically designed and would not give rise to harm to visual amenity.

The design and appearance of the proposals are therefore deemed appropriate in context to the existing dwelling, the site, the locality and not to be harmful to visual amenity. The proposals are therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and are also, except for not being subservient, consistent with the Council Design Guide 2011.

(iii) Effect on neighbouring properties

- 7.4 The proposed rear extension would be in close proximity to the joint boundary with no.9, however this replaces an existing rear conservatory in a similar location and of a similar size and does not give rise to an increased impact of any significance on the adjoining conservatory. The rear extension would have a rear gable rather than the hipped roof of the existing conservatory and be slightly higher, but the orientation of these dwellings is such that there would be no light loss and in addition, the rear extension would not be unduly dominant in outlook and would not encroach into the 45 degree outlook from no.9 at ground floor level.

The proposed two-storey side extension would face towards the rear garden of no.5, since that dwelling is set forward of the application dwelling. The proposed side windows are to be obscure glazed and were appropriate non-opening below 1.7m and as such would not give rise to overlooking and privacy loss. It should also be noted that the occupier of no.5 has not objected. These windows and the potential for other future opening can be controlled by conditions. The proposal would introduce development closer to the boundary with no.5, but this would adjoin a garage to the rear of no.5 and close to the boundary. As such, the extension would not be unduly dominant on the boundary as the garage would intervene. The frontwards extension to the dwelling is at ground floor and would not result in any appreciable impact on the amenity of adjoining occupiers. The location of no.5 forward of the application dwelling means that its side windows would not be affected by the proposed side extension.

The proposal is therefore considered to be acceptable in terms of potential impact on neighbouring properties, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(iv) Car Parking

- 7.5 Havant Borough Council Parking SPD July 2016 requires that a 4 bedroom dwellings provides for a minimum of 3 car parking spaces. These should be a minimum of 2.4m x 4.8m. The proposal includes provision for an additional third car parking space and would therefore be in accord with the SPG parking standard. The proposal is therefore in accord with Policies CS16 and DM13 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is not considered to be harmful to visual amenity or to the amenity of the adjoining occupiers and the proposal is not considered to give rise to harm due to privacy loss. The proposal would also make satisfactory provision for parking provision within the site. The proposal would therefore have limited and acceptable impact on the neighbours and be in accord with policies and guidance 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/19/00642 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:

Location Plan, Scale 1:1250 - Received 25 June 2019

Drawing Number C19-006/001 - Existing Plans & Elevations & Block Plan - Dated 24.06.2019

Drawing Number C19-006/101 - Proposed Plans & Elevations & Block Plan - Dated 24.06.2019

Reason: - To ensure provision of a satisfactory development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 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 The first floor windows within the north-west facing side elevation of the two-storey side extension hereby permitted shall:-

(i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4; and

(ii) where an opening window consist of at least two lights divided horizontally with only the top light capable of being opened and the cill level of the opening window being not less than 1.7m above the floor level of the room which it serves.

The windows so installed in accord with (i) and (ii) above shall be maintained in that condition at all times.

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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed at first floor in the north-west facing side wall of the two-storey extension hereby permitted nor in the south-east facing side wall of the ground floor rear extension hereby permitted 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.

- 6 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site in accordance with the parking provision shown on the Block Plan on Drawing Number C19-006/101 - Proposed Plans & Elevations & Block Plan - Dated 24.06.2019 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.