
Site Address:	74 Fir Copse Road, Waterlooville, PO7 5HY		
Proposal:	Single storey rear extension with loft conversion, front dormers, first floor rear extension including rear balcony.		
Application No:	APP/19/00597	Expiry Date:	13/08/2019
Applicant:	Mr & Mrs Greenaway		
Agent:	Mr Holman	Case Officer:	Bee Crawford
	HRP Architects Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with a detached garage to the rear. It has a brown tiled pitched roof and elevations of red multibrick. There is a north/south decline to the road, although the site is level and has dual open vehicular access to the front leading to a tarmac parking area. There is a dwarf wall and shrubs to the front boundary, and hedging ranging in height from 1 to 2 metres to the northern and southern boundaries. The rear garden has a depth of approximately 55 metres and is mainly laid to lawn with a patio area, shed and an above ground swimming pool, enclosed to all boundaries with fencing ranging in height from 1.6 to 2 metres, together with a 2 metre high hedge and mature trees to the northern boundary.
- 1.2 Detached bungalows are to the south and opposite, the end aspects of rear gardens of properties in Stakes Road are to the north and the rear gardens of properties in Briar Gardens and Craigwell Road are to the east. The area is of medium density with detached bungalows and chalet style dwellings and two storey semi-detached and terraced properties of a similar and different age, style 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 loft conversion, front and rear dormers, first floor rear extension including rear balcony.

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

Arboriculturalist, Havant Borough Council

No objection.

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: 11

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) 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 development would convert and extend the existing roof space to provide first floor accommodation and together with the front dormers includes a rear dormer and roof extension with a modest balcony area. The proposed front dormers would be visible from the public realm, although the dwelling is set back approximately 10 metres from the highway and it is noted there are properties with similar types of

development within the mixed street scene of Fir Copse Road. The front dormers have pitched roofs and are set below the ridge height and in from the roof edge as recommended in the Havant Borough Council Borough Design Guide and consequently do not dominate the roof of the existing building and would not be an incongruous feature in the street scene .

- 7.4 The proposed single storey rear extension is a continuation of the existing rear addition and would replace part of this addition. It would extend across the rear of the property with a total depth of 6.5 metres, although is set in 2.4 metres from the southern elevation for a depth of 4 metres. It has a flat roof 3 metres high with two roof lanterns to an overall height of 3.4 metres.
- 7.5 The roof extension would replace the existing rear pitched roof gable element on the southern side of the property with an addition of the same width, approximately 0.8 metres deeper, an increased eaves height to 4.4 metres and would match the 6.3 metre ridge height of the main dwelling. The proposed balcony would be access from the new roof extension with a width and depth of approximately 2.9 metres with a 1 metre high glass balustrade. The pitched roof rear dormer is of a modest size and similar in design to the front dormers.
- 7.6 The proposal, together with the existing rear addition would result in a generous increase to the original footprint and volume of the property, however the dwelling is situated on a large plot and it is considered the scheme can be comfortably accommodated within the extent of the site.
- 7.7 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

- 7.8 The single storey rear addition extends across the width of the property and would not project beyond the side elevations of the dwelling, maintaining the existing 2 metre distance to the northern boundary and 3.6 metre distance to the southern boundary, with the northern elevation of the neighbouring property to the south a further 2 metres away. The neighbouring property is set back from number 74 and the rear elevation of the new extension does not project beyond the easternmost elevation of this property. There are no new windows in the northern elevation of the extension and the rear elevations of the properties to the north are approximately 40 metres away. Whilst there are new windows in the southern elevation, they are of a modest size and it is considered the distance between the properties together with the boundary treatment would limit any potential impact from these windows.
- 7.9 The first floor rear extension and balcony is on the southern side of the dwelling and does not span the width of the property. There are no windows in the side elevations apart from one roof light in the northern roof slope. The roof is no higher than the existing dwelling and pitches away from the boundaries which would lessen any impact of the proposal being overbearing. The proposed balcony has a depth of approximately 2.9 metres and is set in 1 metre from the roof of the rear extension and set back 4 metres from the nearest rear elevation of the neighbouring property. There are no windows in the northern elevation or roof slope of this property which is directly opposite the side elevation of the balcony. Whilst it is acknowledged the balcony would result in some degree of overlooking, it is considered in this instance due to the

situation of the balcony and the relationship with the neighbouring property any resulting impact would not be unacceptable. Notwithstanding this, in order to maintain the privacy of the neighbouring properties, a condition is recommended restricting any use of the roof of the single storey rear extension as an additional amenity area. It is noted no objection was received from the occupiers of this property.

7.10 The rear dormer is towards the northern side of the property and would be screened from number 72 to the south by the first floor extension and subsequently not result in any unacceptable overlooking to the rear amenity area of this property. It is of a modest size and in isolation would fall within the realms of permitted development. The properties to the east and to the north are in excess of 40 metres away and it is judged any subsequent impact from the scheme would be negligible.

7.11 The new front dormers are of a modest size and the front elevation of the properties opposite are 27 metres away. It is judged this distance is sufficient for any impact to be negligible.

(iv) Parking

7.12 There is an increase in the number of bedrooms from two to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). There is ample room on the site to accommodate this requirement and a parking plan has been submitted as part of the application to reflect this. It is therefore considered a condition is not necessary in this instance.

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.

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/19/00597 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 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 number 8841 03, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 8841 01 Rev B Location plan, existing floor and elevations plan
Drg no. 8841 02 Proposed floor plans and perspective view
Drg no. 8841 03 Rev A Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.