
Site Address:	12 Winifred Road, Waterloooville, PO7 7TD		
Proposal:	Two storey rear extension.		
Application No:	APP/19/00990	Expiry Date:	29/11/2019
Applicant:	Mr & Mrs Phelps		
Agent:		Case Officer:	Selina Donophy
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, single storey with roof space bungalow located along the North side of Winifred Road, Waterloooville.

2 Planning History

None relevant

3 Proposal

This proposal comprises of a two storey rear 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)
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

None

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Objection received 20/10/19 The proposed two storey extension will cause us to lose a significant level of sunlight and daylight. There are four windows in the planned extension which would result in us feeling much more overlooked and causing a loss of privacy. This large two storey extension will make us feel a significant sense of enclosure in our property because of the close proximity to the boundary and height of the proposed extension. Furthermore it appears the proposed extension will be dominant and overbearing, and completely out of style of the current style of the property, which is a bungalow/maisonette. In summary, owing to the outlook, light and privacy, we must object to this proposed extension and ask that it be considered.	Please see Planning Considerations section of this report.

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 This proposal consists of a two storey rear extension with a hipped roof and dormer to the rear. It would have a depth of approximately 6.9 metres (taken from the original rear elevation wall of the property), and 6.2 metres in height (taken from the rear wall of the original property) and 5.8 metres to the dormer roof level at the rear. It is noted there are some land level changes along Winifred Road which will have some impact upon the height of the property. It would have a width of 9.3 metres to the rear, following the existing width set by the original property. The roof would be extended back to allow for the second storey element of the proposed rear extension and the roof ridge level would be heightened by approximately 0.45 metres. Amendments have been received showing alterations to the original proposal following officer concerns regarding the resulting mass and potential overshadowing and overlooking. Previously a pitched roof was proposed which has now been altered to form a hipped roof at the rear, with a modestly sized, central rear dormer. Alterations to fenestration shall be approached in the 'effect on neighbouring properties' section of the report.

The property is currently a detached, single storey bungalow with roof space, located between two two-storey properties. It is located on an adequately sized plot, which is wider than that of the neighbouring properties, with a substantial depth of approximately 45 metres. The proposed development would be taking place to the rear of the property and would be predominantly out of view from the street, except for the change to the roof form due to the increase in roof height from the second storey element of the proposed rear extension.

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).

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.

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

- 7.4 This property is sited between two two storey properties, no 14 to the West and no 10 to the East. These are the two properties of which this proposed development would be most likely to impact and this has been assessed below.

The proposed extension at no 12 would be taking place close up to the boundary shared with no 14 of which is a two storey, semi- detached property with a rear dormer in the roof space. There is approximately 2.5 metres between the two properties. The impact of the proposed rear extension on the neighbouring property at no 14 is partially defined by the proposed extension works which have begun at no 14 for a single storey rear extension, approved in APP/19/00547 which would have a depth of 6.5 metres . As it has been noted that works have begun on this, this application shall be judged against the approved elevations of this application at no 14 as shown in APP/19/00547. This would bring the rear of the property at no 14 further back in depth than that proposed at no 12. On the Eastern (side) elevation of no 14 there is an existing door serving the kitchen which would be impacted by the proposed extension works in terms of overshadowing. This impact is deemed to be offset by the two rooflights shown in the proposed plans which would serve the kitchen, which would mean this room would remain adequately lit.

There would also be a window serving the family room on this elevation, however this window would not be impacted by the proposed extension as this would be sited beyond the rear of the proposed extension at no 12. There would be double doors to the rear of the property serving light into this room. Amendments to the original proposal have been received which would reduce the depth by 0.5 metres and create a hipped roof to the rear, with the addition of a small dormer in the centre of the rear roofslope . As the development is located close to the boundary on this side, offset by one metre, these changes are judged to reduce any potential overbearing element as the roof would be hipped away from the neighbouring property.

There are additional windows proposed on the West elevation of no 12, three at ground floor level and two skylights. The ground floor bathroom window would be obscure glazed. Amendments have been made to the original proposal to the fenestration on this elevation which include the removal of the lower level rooflights.

To the East of no 12 is no 10 Winifred Road. This is a two storey, semi- detached property which is set in from the boundary by approximately 1.5 metres, with the gap between the properties equalling 3.5 metres. It has a sun room located to the rear, set in from the boundary by approximately 4 metres and has windows sited on the ground floor rear elevation and two windows towards the rear end of the Western elevation wall at ground floor level. The rear elevation of no 12 already projects further back than that of no 10 , however it would project further back by an additional 3.5 metres. A 45 degree line has been taken from the end of the proposed extension towards the window of the sun room, which is deemed to be the closest habitable room at this property. This has shown the extension to be just outside the 45 degree overshadowing zone for the sun room. This does mean that the rear end of the no 10 closest to no 12 -the kitchen, would experience some loss of sunlight from the extension. This loss of light , however would only be apparent in the evening as shadow would fall from the West, meaning the room would continue to receive sunlight throughout the rest of the day. Additionally it is considered that the reduction in depth and the roof , which would be hipped away, would help to mitigate against potential overshadowing

Amendments have been made to the windows located on the East elevation. Originally there were two lower level rooflights and two higher level rooflights proposed to this roofslope. This has been altered so there would now be one ground floor window proposed to the East elevation of no 12, of which would face no 10. This has been deemed acceptable as there is an existing sun room located to the rear of the property, with windows in the same position facing East. A door and small attached window would be located in replacement of the existing window located on the existing Eastern elevation. There would be one rooflight on the Eastern roofslope which would have frosted glazing. The dormer window to the rear is not considered to result in any increased overlooking of the neighbouring properties as this is a fairly compact residential area, with many of the properties at two storey level or with existing dormer windows.

- 7.5 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).

Parking

This proposed extension will result in an increase in the number of bedrooms from 2 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00990 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 received 04.10.2019

Site plan received 04.10.2019

Amended proposed elevations REV E received 22.11.2019

Amended proposed first floor plan REV D received 22.11.2019

Amended proposed ground floor plan REV D received 22.11.2019

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the ground floor on the side elevation facing West, first floor study rooflight and first floor bathroom rooflight (side elevation facing East) be fitted with, to a height of no less than 1.7m above finished floor level, 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.

- 4 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.