
Site Address:	168 London Road, Waterlooville, PO7 5SP		
Proposal:	Two storey side and rear extension, following demolition of existing single storey extension; front dormer; new dropped kerb access and provision of parking spaces.		
Application No:	APP/19/00519	Expiry Date:	23/03/2020
Applicant:	Mr Cleverley		
Agent:	Mr Gard	Case Officer:	Bee Crawford
	ACE Designs		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

168 London Road, is a semi detached two storey property set within the defined urban area. The property has a large garden with boundaries to the neighbouring properties being defined by either hedging or closed boarded fencing.

2 Planning History

None

3 Proposal

The proposal is for two storey side and rear extension, following demolition of existing single storey extension; front dormer; new dropped kerb access and provision of parking spaces. This application has been amended during the course of the application, following concerns raised by the Local Planning Authority. These amendments are:

- The reduction in the size and scale of the proposal, from a full two storey extension, to a combination of two storey and single storey extension.

As a result the development the width of the development is as follow:

Width - Two storey element 4.6m (a 1.1m reduction from the original plans), single storey element 5.5m (0.2m reduction on the original plans)

Depth - From 170 London Road (attached property) Two storey projection – 1.2m (which is a 3.6m reduction of 2 storey element on the original plans) Single storey – 3.5metres, which result in a total projection from existing rear elevation 4.7m

As the building has a side return, the development proposes to infill part of this element. For the purposes of comparison the rear wall of the side return, is set back from the shared rear elevation of 170 London Road by approximately 4 metres. The proposal on this element has a total projection of 7 m (which was 10 metres in the original plans) The 2 storey element distance from boundary with 166 London Road is 2.2m (1.1m increase in separation from boundary two storey element). The single storey element is 1.1m. The degree of projection from the rear elevation of 166 London Road is for the two storey element 4m (3m reduction from original plans), and for the single storey element 7m.

Height The ridge height has also been reduced to be 7m in height for the two storey element (which is a 0.6m reduction on the original plans. The new proposed single storey -flat roofed element would have a height of 2.9m.

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
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

Original comments: I have no objection to the proposal as no trees will be affected. However, it was noted while on site that the roots of the off site Sycamore at the front of the property have been severed and I suggested to the owner that advice should be sought on the structural integrity of the tree.

Comments on amended plans

I have no objection to the revised proposals.

Councillor Diana Patrick
No comments received

Councillor S Milne

Original Comments:

Requested that the application be referred to Development Management Committee, given the impact of the proposed development on the occupier of 170 London Road, in terms of loss of light and overshadowing

Comment on revised proposal

Thank you for sending these to me. Quite significant changes made by owner.

As I have not received any further contact from their neighbour I am happy for this to be dealt with by planning and not referred to committee.

Hampshire Highways

No Objection subject to informative's

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: 2

The application has been amended during the life of the application, as such this element of the report is split up to reflect the comments that were received during the publicity period. Summary of planning issues raised (with officer comments where issues are not addressed in Section 7 below). The following **2** representations were received during the first publicity period undertaken:

Comment	Officer Comment
Loss of sunlight and daylight	
Overlooking impact of development	
Overbearing impact	
Out of keeping with the character and appearance of the area	
Loss of property value	Not a material planning consideration

Following the receipt of amended plans the application was re-advertised to all contributors, **2** Objections were received to the amended plans, raising the following points:

The plans have not overcome our previous concerns, the development would have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight/daylight, overlooking and overbearing impact

From 170 London Road
I have not received the notification that certificate B has been served on me

Officer Comment:

The agent advised that Certificate B was sent through the post. As such it is considered that the obligations of the agent have been discharged and

that certificate B has been correctly served, and the application is therefore valid. The neighbour is also aware of this, and has seen the certificate on the councils website.

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) Impact on highways

(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 character and appearance of the area is defined by a mixture of dwelling types, which vary in size, scale, design and massing. This property is one of the older properties along this part of London Road. The majority of the proposed development, the single and two storey side extensions would be screened from public vantage points by the existing and neighbouring properties. The most visible element from public vantage points would be the proposed front dormer window. The front dormer element has been subject to detailed discussions, and has been amended to reduce its size and scale so that it does not overwhelm the existing roof form. Taking all this matters into consideration it is considered that the design and appearance of this amended 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, and as such a reason for refusal on this matter could not be justified.

(iii) Effect on neighbouring properties

7.4 As has been discussed above, this application has been amended following concerns raised by the Local Planning Authority with regard to the impact of the development on the adjoining property of 170 London Road, and 166 London Road, these are considered in detail below:

7.5 Impact on 170 London Road

As has been outlined, the proposal has been reduced in size and scale, following concerns raised over the impact of the development on the amenities of this neighbouring, adjoining dwelling. As such the depth of the extension now comprises the two storey rear projection projecting approximately 1.2m from the shared rear elevation (which is a 3.6m reduction of 2 storey element on the original plans). The single storey element projects 3.5metres, which results in a total projection from

existing rear elevation 4.7m. The attached neighbouring property has a single storey rear extension, approximately 1 metres, beyond this extension is a patio area, with a large enclosed bird aviary form of structure. It is considered that the amended plans, have significantly reduced the scale and bulk of the extension adjacent to the boundary of 170 London Road. In addition whilst it is acknowledged that the proposal would result in some loss of sunlight/daylight, including concerns raised regarding loss of daylight to the first floor rear bedroom window, the proposal does comply with the 45 degree light test, set out in the Design Guide. As such given the significant reduction of the two storey element and reduced single storey element, it is not considered that the proposal would have a significant overbearing or loss of sunlight/daylight impact on the amenities of 170 London Road to justify a reason for refusal on this matter. It is considered to apply controls in the form of the removal of permitted development rights, to ensure that any future development, given the sensitive relationship with the neighbour is controlled by the Local Planning Authority.

Impact on 166 London Road

- 7.6 The proposal on this element has a total projection of 7 m (which was 10 metres in the original plans), from the return rear elevation element at this point. This application has been amended to address concerns on the impact on this development on this property. The two storey element has been both reduced in size and width, as distance from boundary with 166 London Road is 2.2m, which is a 1.1m increase in separation from boundary two storey element. A single storey side extension element is now proposed closest to this property, which is approximately 1.1m from the shared boundary. As such in the degree of projection of the development from the rear elevation of 166 London Road, which is set back 1.4 from the shared boundary, for the two storey element is 4m (3m reduction from original plans), and for the single storey element 7m projection.
- 7.7 The existing property has two side bedroom windows, and an en-suite bathroom window. As such these existing windows to allow views to the side and rear areas of this property. In acknowledging this existing situation, which currently allows unfettered views into the private amenity areas of 168 London Road. The Local Planning Authority raised concerns about the number of additional bedroom windows proposed on this side elevation. The amended plans received now proposes only 1 bedroom and 1 bathroom window, both of which are proposed to be obscure glazed. It is considered, that subject to suitable controls to ensure that these are obscure glazed, that the development would provide reduced direct overlooking into this neighbouring property. As such it is not considered that the proposal would have a significant adverse impact in terms of overlooking to justify a reason for refusal on this matter.

Other neighbouring properties

- 7.8 The properties to the rear of the site in Brightside, are a considerable distance from the application site. As such this proposal is not considered to have a significant adverse impact on the amenities of these properties.
- 7.9 Taking all these factors together subject to suitable conditions, to include removing permitted development rights for extensions and roof alterations, to ensure further development is controlled having regard to the impact on the amenities of 166 and 170 London Road, it is considered that the proposed development would not have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight/daylight, overlooking or overbearing impact. As such this revised scheme has overcome the concerns raised by officers, therefore the development would comply with policy CS16 of the Core Strategy, the Design SPD and the NPPF.

7.10 (iv) Impact on highways

The existing property, which has no parking provision is a 3 bed unit. The proposed development retains the same level of bedrooms, as part of the proposal it is not create an off road parking area in the front garden to prvide two car parking spaces. This level of car parking complies with adopted Parking Standards SPD. It is also noted that the Highway Authority do not object to this application.

8 Conclusion

- 8.1 The development is not considered to have a significant adverse impact on the character and appearance of the area. The amendments to this application have reduced the size, scale and massing of the proposal, and as such it considered that this amended scheme would not have a significant adverse impact on the amenities of 166 and 170 London to justify a reason for refusal, subject to conditions to remove permitted development rights and to obscure glaze the side (south west) elevation first floor windows facing 166 London Road. The proposal 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/19/00519

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:

SITE & BLOCK PLAN 01C
PROPOSED FLOOR & ROOF 04C
PROPOSED ELEVATIONS 05C
PROPOSED LAYOUT 06A

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, and C, , of Schedule 2, Part 1 of the Order shall be carried out without the prior written consent 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows at first or second (roof) floor, other than those expressly authorised by this permission shall, at any time, be constructed in the development hereby permitted.
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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building the windows on the side (south-west) elevation, facing 166 London Road, at first floor shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), and shall be 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.