
Site Address:	13 Oakhurst Drive, Waterlooville, PO7 7PN		
Proposal:	Two storey side and rear extension; extension to existing dormer windows.		
Application No:	APP/19/01249	Expiry Date:	14/02/2020
Applicant:	Mr & Mrs Fry		
Agent:	Mr Airey	Case Officer:	Selina Donophy
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached property located on the West side of Oakhurst Drive, Waterlooville. This property is constructed of brick and hanging tile and has a barn hipped roof, with two dormers situated on the side elevation roof slopes. There is a detached garage on the South side of the plot with a hard standing to the front of the property with parking space for two vehicles.

2 Planning History

None relevant

3 Proposal

Two storey side and rear extension; extension to existing dormer windows.

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

No comments

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: 0

Comment	Officer Comment
No comments received	

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

(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 comprises of the demolition of the existing detached garage and the addition of a two storey side and rear extension and the extension of the existing side dormers.

The side extension would be set back towards the rear of the property, back from the front elevation of the existing garage by approximately 1.6 metres. It would have a depth of 6.9 metres, extending beyond the existing rear elevation wall by approximately 2.5 metres, creating a wrap around style extension to the side and rear. It would have a width of 4.2 metres to the side, coming up 0.5 metres from the shared boundary. Previously the proposal showed the side extension to have a gabled roof, however this has since been amended to include a barn hipped roof- this is thought to be more in keeping with the main dwelling and the design of the surrounding properties which all include a barn hip roof slope design.

The rear extension would be set at two storey level and would have a depth of approximately 2.6 metres and would continue the ridge line and barn hip of the existing roof slope. This is deemed to be fairly modest in terms of depth and the plot size is judged to be large enough to accommodate this increase in footprint.

The Havant Borough Design Guide gives guidance that side extensions should be subservient to the main dwelling, set down from the existing ridge line and back from the front elevation. This side extension would be set close to level with the existing ridge line and would be set back from the front facade by 7 metres. Although it would not be set in substantially from the side boundary, there is an existing garage which is currently sited on the boundary line. The side extension element of this proposal is judged to be subservient to the main dwelling by virtue of the degree of set back from the front elevation.

The dormers would increase in size as part of this application- these would be visible from the street, however there are already existing dormers on the roof slope and on the roof slopes of surrounding properties.

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 To the South of the application site is no 11 Oakhurst Drive. The existing garage is located on the boundary shared with this property. There is already a dormer with a window in the same position as proposed on the roof slope on the Southern elevation and therefore this does not pose any significant additional overlooking to this neighbour. The two storey side extension would come within 0.5 metres of the boundary shared with no 11- in regards to impact on the ground floor window on the side elevation, there is already a garage located up close to this window. Impact on this window is not deemed to be substantial enough to warrant a refusal for this application, additionally, amendments to the proposal show the previously gabled roof of the side extension would now be partially hipped, which is deemed to reduce any dominating impact upon this property. The side extension would be set back behind the dormer window facing North East so this window would not be impacted by the proposal. There would be no additional windows proposed to this elevation, as the windows serving the second storey element of the extension would include one rooflight to the front elevation roof slope and one to the rear.

To the North of the application site is no 15 Oakhurst Drive. This property is set off from the boundary, with a detached garage located close to the boundary. The existing dormer is proposed to be extended towards the rear on the Northern elevation roof slope, however the rooms this would serve would include an ensuite and bathroom and therefore these windows would be obscure glazed. For this reason it is judged the dormers would have a minimal impact upon this neighbouring property. The rear extension is not deemed to have any significant impact on the amenity of no 15 as there is a reasonable space between the properties, separated by the garage at no 15.

- 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). 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/19/01249 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:
A1 REV B Amended existing and proposed plans
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.