
Site Address:	2 Bowers Close, Waterloooville, PO8 8EU		
Proposal:	Part two storey, part single storey side and rear extensions, boundary wall to front (part retrospective).		
Application No:	APP/19/00492	Expiry Date:	03/07/2019
Applicant:	Mr & Mrs Farrell	Case Officer:	John Shaw
Agent:			
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application dwelling is a detached property to the western side of Bowers Close, Waterloooville.

The property has a hipped roof, a single storey integrated garage and front entrance which projects ahead of the main two storey bulk of the dwelling. The dwelling is constructed of brick, dark brown hanging tiles and white timber panelling with dark brown concrete tiles and white UPVC windows and doors. The dwelling which is set along a regular building line with the detached properties immediately adjacent to north and south benefits from a driveway of approximately 7.5m, a single storey rear extension, a conservatory to its northern side elevation and north west corner (which would be removed as part of this application) and a rear garden 16m in depth. The immediate streetscene is of uniform properties in relation to scale, design and materials though a first-floor side extension is visible at no.4 Bowers Close. The dwelling faces a grass verge which separates London Road from Bowers Close; to the eastern side of London Road are single storey dwellings that are highly screened by front boundary walls.

During the course of the application, the height of the two storey and first floor side extension was reduced in height by approximately 0.33m so that these elements of the proposal would be set down from the ridge of the existing dwelling.

2 Planning History

None relevant

3 Proposal

Part two storey, part single storey side and rear extensions, boundary wall to front (part retrospective).

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

Developer Services, Southern Water
No Objection

Hampshire Highways
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: 6

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 proposed first floor extension would extend up from the existing integrated garage while the existing conservatory to the northern side elevation which joins to the garage would be replaced by a two storey extension. This would result in the first floor and two storey extensions forming a continuous whole. Following negotiation with the applicant, the height of side extensions would be set down 0.33m from the ridge of the existing dwelling thereby ensuring a subservient appearance to the character of the original dwelling. The dwelling is also set at lower land level to the neighbouring property to the north and is higher than the property to the south; these different levels combined with the subservient design would ensure the side extensions would not create a crowded visual appearance within the wider streetscene and so would not have the potential of contributing to any future terracing effect.
- 7.4 The proposed rear extension would be single storey, use materials to match those existing at the property and would have no visibility from the streetscene. It is considered that the extension would be subservient to the rear of the dwelling and have no impact on the character of the wider area.
- 7.5 The boundary wall has already been erected and encloses part of the front garden area and is 1.4m high with brick piers. The largest extent of the wall is to the north and south sides of the garden with only a small section directly facing the highway; a large portion of the front boundary remains open to allow access to the driveway and so does not unduly contrast with the open fronted character of Bowers Close. Bowers Close is itself set well back from London Road to which it runs parallel, a separation formed by a green verge. In this context, the new wall would be considered to be not unduly prominent or significantly harmful to the open fronted nature of the immediate area. It should also be noted that front boundary brick walls approximately 1.8m in height exist to the eastern side of London Road, directly opposite from the application dwelling and fully visible from it.
- 7.6 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

- 7.7 The proposed side extensions would be set below no. 1 Bowers Close to the north due to the lower land level of the application dwelling. The side extension would not project ahead or past the rear of the neighbouring property. The only window which serves no. 1 which would directly face the side extensions would be a ground floor obscured window which does not serve a habitable room. In light of these factors, it is considered that this element of the proposal would not cause undue harm to neighbouring amenity.

- 7.8 The rear extension would replace the part of the existing conservatory which projects past the rear of the application dwelling and would also infill the space between this existing conservatory and the existing single storey extension. Though the proposed rear extension would project past the rear of no. 1 Bowers Close, it would be only to a small degree and considering this element of the proposal would be just single storey, set at a lower level to no. 1 and benefiting from a separation distance of approximately 2.5m from the neighbouring property, it is deemed no harm to the amenity of no. 1 would occur.
- 7.9 The front boundary wall is regarded to not affect the amenity of neighbouring properties due its relatively low height of 1.4m and the separation distance between it and the nearest neighbouring habitable room windows.
- 7.10 Consequently, it is considered that the proposal would 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.

(iii) Parking

- 7.11 The number of bedrooms at the property would remain at 4 while the designated parking spaces would also be 4. Therefore it is deemed that the parking provision at the site would be sufficient for a dwelling of this size and would comply with Policy DM13 of the Core Strategy which outlines residential parking standards.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have no undue impact on the character of the wider area, neighbouring amenity or on parking provision 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/19/00492 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

Site Layout Plan, Drwg No. 4825/500;

Proposed Ground Floor Plan, Drwg No. 4825/4 Rev B;

Proposed First Floor Plan, Drwg No. 4825/5 Rev C

Proposed Elevations, Drwg No. 4825/6 REV B

Proposed Boundary Wall, Drwg No. 4825/8

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2018.