
Site Address:	10 Bracken Heath, Waterlooville, PO7 8RH		
Proposal:	Demolition of conservatory, replacement single storey extension with new increased ridge height roof above with dormers to rear.		
Application No:	APP/19/00187	Expiry Date:	30/04/2019
Applicant:	Mr Edney		
Agent:	Mr Dowling	Case Officer:	John Shaw
	Mulberry Architecture Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application dwelling is a bungalow which forms a terrace of 3 to the south-western end Bracken Heath, a cul-de-sac in Waterlooville.

The property projects ahead of the attached neighbouring property, no. 11 but at single storey is set down from this two storey property. The application dwelling is formed of a mix of red brick and grey smooth render to the front elevation with a single storey flat roof conservatory to the rear with walls constructed of grey painted brick. The roof is constructed of dark brown concrete tiles; windows and doors are white UPVC. The dwelling has 2 tandem parking spaces to the front and benefits from a rear garden approximately 10m in length. Adjacent to the rear boundary runs a public bridleway and which is bordered by a collection of TPO trees.

During the course of the application, front dormer windows which formed part of the original proposals were removed.

2 Planning History

03/68802/000 - Rear conservatory to west elevation., PERM,27/11/2003
APP/13/00823 - Crown lift eastern sector of 1No. Oak at rear of 10 and 11 Bracken Heath by 6m, within G2 of TPO 1150., PERM,14/10/2013
GEN/18/00104 - Extend 2 bed bungalow into a 4 bed house, raise roof., 05/02/2018 11:15:23

3 Proposal

Demolition of conservatory, replacement single storey extension with new increased ridge height roof above with dormers to rear.

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)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

The proposed development will have no impact on the off site trees however there should be no storing/mixing/burning of materials in the rear garden.

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: 3

Comment	Officer Comment
I object to the proposed planning consent due to the fact that the occupants will be able to see clearly into my garden and conservatory areas and this will obviously affect by privacy.	See Section 7. It should be noted that the front dormer which formed part of the original proposal has now been removed following officer negotiation with the applicant
I object to this Extension because the application states it is a single floor extension when in fact it's a 2 storey extension with dormers which will overlook us and block light from our garden and house as the bungalow is very close to us already and this will block out even more light. It is not in keeping with the other buildings and will look out of place.	See Section 7.

It was built as a little bungalow and is attached to the house next door which I at the moment looks in keeping this space was not intended for such a large extension making it from a 1 storey to 2 storey dwelling. So we would be very upset and disappointed if this application was passed.	
Further to our earlier comments we have been looking at the height of the dormers and it changes the height of the bungalow considerably nearly to the top of the house it is attached to completely changing it to nearly the height of the house it will change our outlook so much and is not in keeping with the surroundings at all .	
This would block out even more light from our garden, and by raising the roof would make it two storey and 2 dormers in the roof would completely change the look of the bungalow the space the bungalow is already in has been squeezed into this space and would approach on our property too much.	
We have just seen the revised plan for the extension but it still impacts on our house as the roof ridge is still going to be much higher and block out the light from our garden as well as not keeping in with the look of the property as it is such a small bungalow and so near our boundary that it will impact on us and also not be in keeping with the other houses as it's being raised as there is not enough space in the roof. This bungalow has already been squeezed into a small space.	

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
- (v) Trees

(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 rear extension would replace the existing conservatory and though there would be a minimal increase in width by 0.2m, the depth and eaves height would remain the same. The roof of the rear extension would merge with the roof of the main dwelling which would be raised from the 4.6m to the pitch to 5.3m. These relatively minor changes to the scale of the dwelling would ensure the dwelling remains single storey in appearance and subservient to the attached two storey properties. The increase in pitch height of the original dwelling which would enable it to merge with the roof of the rear extension would represent a visual betterment in comparison to the existing single storey conservatory that appears as an incongruous addition.
- 7.4 The rear dormer windows would be set down from the ridge of the extended dwelling and set back from the eaves. The dormers would have no visibility from Bracken Heath while views from the rear would be limited due to the gable end of the no.11 and the TPO trees to the rear boundary that are set along the public bridleway and which would partially screen this element of the proposal. It is deemed the addition of the dormer windows would not overwhelm the rear of the dwelling.
- 7.5 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

- 7.6 The ridge height of the dwelling would increase by 0.7m but would remain set down from the attached no. 11. Considering its siting to the north of no. 6 Hitherwood Close and that the separation distance to no. 6 would not be reduced, it is deemed that no undue harm with regard to overshadowing or overbearing would result from the increased roof height. No new windows are proposed to be added the side of the application dwelling ensuring no undue overlooking of the neighbouring property. The raised roof would not project past the rear wall of no. 11 Bracken Heath and so again it is considered that this element of the development would not cause undue harm to the amenity of this dwelling.
- 7.7 The proposed single storey rear extension would be 0.2m wider than the existing conservatory but at single storey and at a height that would be below the existing fencing and hedging to the boundary with no. 6 Hitherwood Close, there would be no harm to the residential amenity of no. 6. The extension would remain set back from the conservatory of no. 11 Bracken Heath and would not project further to the rear than the existing partly brick built conservatory of the application dwelling.
- 7.8 The additional overlooking which would result from the rear dormer windows of the garden area of the adjacent neighbouring properties would be limited due to the oblique viewing angle. The dormer would directly face the blank elevation of no. 29 Damask Gardens to the west, this property is separated by approximately 25m and screened by the TPO trees which run along the rear boundary.

- 7.9 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).

(iv) Effect on Parking

- 7.10 The number of bedrooms would increase from 2 to 3. It has been confirmed during the course of the application that the dwelling benefits from 2 parking spaces and this allocation would not be impacted as part of the proposal and is therefore considered to comply with DM13 of the Core Strategy and the Havant Borough Council Parking SPD.

(v) Effect on Protected Trees

- 7.11 There are TPO trees sited adjacent to the rear of application site. The County Council arboriculturalist was consulted regarding the proposal and expressed no objection and therefore it is considered that the proposal complies with DM8 of the Core Strategy.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have no undue impact on the character of the wider area, neighbour amenity, parking or protected trees 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/19/00187 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:

Proposed Floor Plans and Elevations, Drwg No. 02 received on 18.04.2019;
Location and Block Plan, Drwg No. 03,

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.

