
Site Address:	169 The Dale, Waterloooville, PO7 5JH		
Proposal:	Single storey rear extension following removal of existing conservatory and part-garage conversion.		
Application No:	APP/19/00820	Expiry Date:	15/10/2019
Applicant:	Mrs Clark		
Agent:	Mr Jay	Case Officer:	Selina Donophy
	The Planning Service		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The proposed site is a detached, two storey dwellinghouse located on the West side of The Dale, Waterloooville. It borders a private access road to the North and has an integral garage to the front . It has been hardsurfaced, providing parking space for two vehicles with access to this from the highway via The Dale.

2 Planning History

None relevant

3 Proposal

This proposal involves a single storey rear extension following the removal of the existing conservatory and part-garage conversion. The proposal incorporates two skylights to the sloping roof on the Northern elevation above the garage plus a replacement door to the rear. The conservatory is to be replaced with an extension with two skylights on the Southern elevation pitched roof, windows to the West (rear) as well as bi-folding doors to the rear on the Northern elevation. There are no additional external changes proposed to the garage except from the two skylights. The current dimensions for the conservatory are approximately 3.2 metres in height, 3.7 metres in depth and 3.2 metres width .The proposed extension dimensions equate to 3.5 metres in height, 4.9 metres depth and 5 metres width. The extension shall protrude beyond the side of the existing house by approximately 1.2 metres from the 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required

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: 10

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 The proposed works shall be situated to the rear of the property, the majority of which shall not be visible from the highway except for 1.2 metres of extension wall exposed from the rear extension and two skylights proposed for the garage roof. This extension is fairly large in scale in comparison to the existing conservatory in that the revised depth is over half of that of the main house. Despite this, many properties along The Dale have some form of development to the rear of a similar scale. The proposed materials complement the original property, comprising of brick to match existing, fascia and guttering to match existing and roof tiles also to match existing.

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 The increase in width will mean the extension will come within 0.3 metres of the boundary with the property to the South No 167. No 167 has a garage to the front, in a similar position to number 169 as well as an outbuilding used as a sun room in the rear garden which is set back from the rear wall of the garage by approximately 5.5 metres and located on the boundary with No 169.

The space between the proposed Southern elevation of the extension and the adjacent Northern elevation wall with unobscured window of no 167 is approximately 3 metres. This North facing window may experience some limited element of overshadowing, however due to the position of the proposed extension to the North of no 167 as well as the approx. 3 metres gap between this window and the boundary, any loss of sunlight to this room is deemed to be minimal. The room this window serves would not be significantly impacted by any loss of sunlight and it is deemed the proposal would not significantly exacerbate the existing situation.

The skylights proposed for this elevation roof are not considered to have any significant impact on this neighbour in terms of overlooking as this is a single storey extension and the roof lights light the ground floor room. The skylights located on the garage roof would also serve a single storey. There would be no direct overlooking, with a significant gap of approximately 8.5 metres between them and the facing windows at no 171, deeming them acceptable.

- 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/19/00820

(A) 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 and block plans Drawing No. P001
Proposed elevations Drawing No. P002
Proposed detailed elevation rear (West) Drawing No. P003
Proposed detailed elevation side (North) Drawing No. P004
Proposed detailed elevations side (south) & front (East) Drawing No. P005
Proposed Perspectives Drawing No. P006
Proposed floor and roof plans Drawing No. P007
Proposed cross sections & internal perspective Drawing No. P008
Proposed ground floor plan Drawing No. P009
Design and Access Statement dated 16th August 2019

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.