
Site Address:	38 Granada Close, Waterlooville, PO8 9AU		
Proposal:	First floor side extension over existing garage.		
Application No:	APP/19/00885	Expiry Date:	06/11/2019
Applicant:	Mr D Warton		
Agent:	Mr D P Manns	Case Officer:	Bee Crawford
	D M Designs		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property and attached garage which has been converted to habitable accommodation. It has a brown tiled pitched roof and elevations of red multibrick. The site is level and open to the front with vehicular access leading to an area of block paving and grass with a low fence to the northern and part of the eastern boundary. The rear garden is fairly small with artificial grass and enclosed to all boundaries with 2 metre high fencing.
- 1.2 The adjoining semi-detached property is to the north, two storey terraced properties are to the south and opposite and the rear garden of a property in London Road is to the west. The area is of medium density with modern two storey semi-detached and terraced properties of a similar age and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a first floor side extension over existing garage and a new roof over part of the single storey side addition.

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

None.

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: 1

Comment	Officer Comment
We do not have any issue with the extension itself but the disruption the building works causes. The road is very narrow and parking is difficult. We have two cars and need access to park at the front of our house which will be restricted if there are multiple works vehicles. There is also the potential of noise from the works during unsociable hours (evenings and weekends).	See section 7.

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 proposal is for a first floor side extension which would be visible from the public realm, with the property being approximately 3.4 metres from the highway. The scheme is to increase the size of two of the first floor bedrooms and provide a dressing room within the roof space. Given the plot size, the proposal, together with the existing single storey rear extension and rear dormer would result in a generous increase to the original volume of the property. However there is no increase in the existing footprint of the property and it is considered the proposal can be adequately accommodated within the extent of the site.
- 7.4 For schemes such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This recommends first floor side extensions should be subservient to the main building with a lower ridge height so that they do not dominate the main frontage, and advises that it is important that gaps are retained between buildings to prevent neighbouring properties and the street scene being adversely affected. The original design was for a barn hipped roof and pitched roof side dormer. However, following officer concerns the scheme was amended for the roof to have a gable end with high level roof lights .
- 7.5 The roof of the extension is 0.2 metres lower than the existing ridge and is set in 0.3 metres from the front elevation of the property. It is also considered to be subservient by virtue of the 2.6 metre width. The extension does not project beyond the side elevation of the converted garage, maintaining the 2 metre distance from the property boundary. It is therefore judged that the development is unlikely to look cramped within the existing street scene.
- 7.6 The design and appearance of the extension 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 deemed that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The proposed first floor storey extension is to the southern elevation of the property situated over the existing converted garage and does not extend beyond the front or rear elevations of the property . Whilst it is acknowledged the extension would reduce the distance at first floor between the properties, there are no side windows in the extension or the neighbouring property at number 40 Granada Close. Furthermore there would be a distance of approximately 2 metres from the northern elevation of the extension and the northern boundary with the southern elevation of the neighbouring property a further 2.5 metres away with the garage of this property in between.
- 7.8 There is a window in the rear elevation of the extension which could be perceived to increase overlooking of the amenity area of the property at 40 Granada Close. However, a degree of overlooking already exists from the current first floor windows and it is considered the new window would not result in a loss of privacy or create an additional unacceptable level of overlooking.
- 7.9 The properties opposite, to the north and to the rear of the site are considered to be a sufficient distance away for any impact to be negligible.

- 7.10 Concern has been raised regarding potential noise disturbance as a result of the scheme, however the scale of the development would not typically warrant a condition to control the hours of operation of the construction and it is advised that any concerns regarding noise during building works would be an issue for the Council's Environmental Health Section.
- 7.11 The highway parking is not a planning issue, but a civil matter and would require resolution with the applicant.
- 7.12 Consequently, it is considered that the proposal is unlikely to result in an unacceptable level of overbearing and not cause any degree of additional overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite and to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

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/19/00885 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Proposed block plan
Drg no. WARTON 01A Rev B Existing and proposed floor and elevations plan,
proposed section plan

Reason: - To ensure provision of a satisfactory development.