
Site Address:	206 The Dale, Waterloooville, PO7 5JB		
Proposal:	Single storey rear extension with raised terraced area.		
Application No:	APP/19/00119	Expiry Date:	22/03/2019
Applicant:	Mrs A Duff		
Agent:	Mr D P Manns	Case Officer:	Emma Chisnall
	D M Designs		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 206 The Dale is a semi-detached two storey property situated on the east side of the highway in Waterloooville. The dwellinghouse is on a strong incline of land to the west and is constructed of facing brickwork, white render and concrete tiles and has an existing conservatory to the rear with a raised terrace. The conservatory is proposed to be demolished and re-built to similar dimensions with a solid extension.
- 1.2 The dwellinghouse has one exit and entrance onto the site from the highway and has an area of hard-surfacing along the north side which including the garage onsite can provide a parking provision for three cars. The area is residential in nature where development in the form of rear extensions and loft conversions are present.

2 Planning History

None

3 Proposal

- 3.1 Single storey rear extension with raised terraced area.

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

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: 4

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

(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 works proposed to No 206 shall be positioned to the rear of the dwellinghouse and shall not be readily viewable from the public domain nor the highway of The Dale. The works are therefore considered to not detract significant character from the area and would retain the existing appearance of the dwellinghouse from the highway.

7.4 The proposed extension shall replace an existing conservatory to the rear of the property and from being single storey in height and in line with the existing elevations is considered to appear subservient on No 206 and to an appropriate and proportionate scale. Following a site visit it was noted that development is present to the rear of the dwellings along The Dale and due to the works proposed at No 206 replacing an existing form of development the additional visual impact caused by the proposed extension is considered to be limited and acceptable.

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 proposed development shall be up to the shared boundary line with No 204 and due to the scale and position of the works the extension has the potential to be un-neighbourly. It is noted that no concern has been raised by the neighbour and that the proposed works shall replace an existing conservatory which has already created an established impact. Furthermore the proposed extension shall be to a similar depth and

height to that of the existing conservatory and therefore the visual impact caused is considered to not be significantly worse than the existing and the development is considered to be acceptable.

- 7.7 The works shall technically breach the 45 degree angle when it comes to light levels reaching the neighbour however it is noted that No 206 is to the north of No 204 which would reduce any impact caused to light levels significantly. Furthermore, plans have been amended which propose a high level window in the south side of the extension which alongside the rooflights proposed would allow a sufficient amount of light to travel through the works serving No 204. Therefore, on balance, and due to the works replacing an existing conservatory the development is considered to be acceptable.
- 7.8 A raised terrace area is proposed to the rear of the extension which shall allow the occupants to walk down and access the garden. A privacy screen has been proposed to be erected along the south boundary with No 204 to ensure that the terrace does not create over-looking as a result. In order to not worsen the impact of the solid extension proposed an obscure glass panel shall be required to be used for the privacy screen which shall be conditioned as part of the decision. This is considered to satisfactorily address this matter and protect privacy levels between neighbours.
- 7.9 The terraced area shall, in addition this, be conditioned to not be greater in depth than 2 metres from the rear extension as shown on the submitted plans and confirmed by the agent via email on the 12th April. This is considered to ensure that the terrace does not exceed the depth shown in order to retain an acceptable neighbourly relationship with No 204.
- 7.10 The neighbouring dwelling to the north No 208 The Dale shall be set away from the proposed development by approx 3.5m. The works shall stretch to a greater width than the existing conservatory and therefore development shall be in closer proximity to No 208 than previously. However, the development shall retain a set off from the shared boundary by 1.5m which complies with the Borough Design Guide when it comes to acceptable development for single storey works. Furthermore a mono-pitch roof is proposed which shall reduce any visual dominance caused further which alongside no objection being raised is considered to result in a limited and acceptable impact to the neighbour.
- 7.11 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/19/00119 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:

Site Location Plan: Unique Plan Reference p2buk/309696/421125

Proposed Site Plan: Unique Plan Reference b90buk/309696/421122

Existing and Proposed Floor and Elevation Plan: Drawing No DUFF_01A

Revision C

Confirmation of depth of terrace/patio area: Confirmed by the agent via email 12/04/2019

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 Prior to the terraced area being brought into use, a privacy screen constructed of obscure glass to a height of no less than 1.7m above the finished terrace level shall be erected the full depth of the hereby permitted terraced area along the south side boundary shared with No 204 The Dale. The obscuration level of the privacy screen shall be no less than Level 4 of the Pilkington Texture Glass scale (or equivalent). The privacy screen shall be retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The hereby approved patio/terraced area shall not exceed 2m in depth from the hereby permitted rear extension and shall be built in accordance with the hereby approved plans Existing and Proposed Floor and Elevation Plan: Drawing No DUFF_01A Revision C and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.