
Site Address:	6 Meadow Rise, Waterlooville, PO8 9AB		
Proposal:	First floor rear extension, dormer and render.		
Application No:	APP/19/00747	Expiry Date:	20/09/2019
Applicant:	Mrs E Stapley		
Agent:	Mr D P Manns	Case Officer:	Ross Leal
	D M Designs		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.6 is located on the north-east side of Meadow Rise within a predominantly residential area. Meadow Rise falls gently from south-east to north-west. It is characterised by bungalows and chalet type bungalows of mixed design and character, many of these have side facing dormers of various sizes. The application dwelling is constructed of red brick with significant amounts of white render. Roof tiles are red/drown profiled concrete. A previous integral garage has been converted into a room which is in ancillary use to the dwelling as a 'nail salon', but which remains internally connected to the dwelling. The roof of the dwelling is hipped and there is a modest dormer in the north west facing roof plane facing the roof on no.8 adjoining. There is a levels difference of approximately 1m between nos.6 and 8 and similarly between nos.4 and 6. To the front, there is a driveway and parking area capable of accommodating 3 cars. The front of the site is enclosed by a brick dwarf wall at back edge of footpath and 1m high wooden panel fencing at the front/sides. Other side boundaries are 1.8m wooden panel fencing as is the rear boundary. There is an existing flat roofed single storey rear extension (APP/13/00491).

2 Planning History

06/71822/000 - Dormer windows to north east and north west elevations - PERM, 18/12/2006
APP/13/00491 - Single storey rear extension - PERM,16/07/2013

3 Proposal

It is proposed to add a first floor rear extension above the existing single storey rear extension and to lengthen the existing side dormer rearwards. The rear extension would be 3.726m deep and would continue the existing 2.5m high eaves line of the existing dwelling and the 5.7m ridge line. The roof would slope away from the adjoining dwellings. To the rear there would be a gable with significant amounts of glazing, amounting almost to a glazed curtain wall. The existing side dormer would be extended rearwards by 3.5m and be 5.6m in length. The new part of the dormer would have flat roof, the existing side dormer would be retained as is with its existing ridged hipped back roof. Accommodation would be an additional first floor bedroom and enlargement of an existing first floor bedroom and a wet room. the total number of bedrooms at the dwelling would be 4. Provision for parking for 3 cars is shown on the submitted drawing. Materials are proposed to match the existing dwelling.

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)
DM13 (Car and Cycle Parking on Residential Development)

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

No Consultees.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No representations received.	N/A

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 proposal would change the appearance of the dwelling, although this would not be highly visible from the street. It will however be visible from surrounding dwellings. The proposed design is sympathetic to the appearance of the existing dwelling and although the extension is not subservient, it would not detract from the appearance of the dwelling. There would be limited impact on the appearance of the dwelling and little impact on the character and appearance of the area. The design would not introduce an extension with a discordant appearance. Matching materials would also mitigate visual impact.

The design and appearance of the proposal is therefore deemed appropriate in context to the existing dwelling, the site, the locality and not to be harmful to visual amenity. The proposals are therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(iii) Effect on neighbouring properties

- 7.4 The proposed extension would result in an increased extent and height of development to the rear of the existing dwelling. However, the roof would slope away from adjoining dwellings and the dwelling would not be made deeper in footprint. The proposed extension would not therefore be unduly dominant in proximity to the boundaries with adjoining dwellings. In terms of the potential for impact on outlook, the proposed extension would not encroach into the 45 degree outlook from the rear of the adjoining dwellings. No.8 adjoining does have a window towards the rear of its side wall, but the impact on this would not be appreciably increased by the extension given the design proposed and also the orientation of the dwellings. The enlarged dormer would introduce a new side bedroom window, but this would face a roof plane with no openings in it and is not therefore considered to give rise to overlooking/privacy loss. It is noted that no representations have been received from the adjoining and surrounding occupiers.

The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(iv) Parking

- 7.5 The proposal would be in accord with Council Parking Standards, as the dwelling would be served by 3 car parking spaces. The proposal is therefore in accord with Policies CS16 and DM13 of the HBLP (Core strategy)

8 Conclusion

- 8.1 The scale, siting and design of the proposal is not considered to be harmful to visual amenity or to the amenity of the adjoining occupiers and the proposal is not considered to give rise to harm due to privacy loss. The proposal would therefore have limited and acceptable impact on the neighbours and be in accord with policies and guidance 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/19/00747 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, Scale 1:1250 Drawing No. STAPLEY 01A

Site Plan, Scale 1:500 Drawing No. STAPLEY 01A

Drawing Number STAPLEY_01A, 1 OF 1, Revision B - Existing & Proposed Plans & Elevations & Sections

Reason: - To ensure provision of a satisfactory development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The external materials used 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.