
Site Address: 7 Bryony Way, Waterlooville, PO7 8HQ
Proposal: Enlargement of existing utility room; extension to the front and rear elevations; garage conversion; increase to the roof height of the main dwelling and garage; alterations to the fenestration. This is an amended scheme to APP/18/00136
Application No: APP/18/01032 Expiry Date: 13/12/2018
Applicant: Tom Croome
Agent: Mr Fenn Case Officer: Karen Wooden
Ward: Stakes
Site Visit Date: 29/11/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a single storey link attached bungalow located on the eastern side of Bryony Way, a small residential road in Waterlooville. Bryony Way comprises a mix of one and two storey dwellings of a similar age and constructed using red brick to the elevations and hung tiles to the roofs.
- 1.2 The property comprises of a brick pitched roof porch, with an element of timber cladding, and a pitched roof brick and glazed extension/porch to the northern elevation.
- 1.3 The front of the property has been shingled, with hard surfacing laid to both the northern and southern sides of the bungalow to provide off road parking for two vehicles.

2 Planning History

00/65439/000 - Retention of porch., PERM,11/08/2000
APP/18/00136 - Single storey side extension and garage conversion to habitable space, enlargement of existing porch., PERM,29/03/2018

3 Proposal

Enlargement of existing porch and utility room; extension of rear elevation; garage conversion; increase to the roof height of the main dwelling and garage; alterations to the fenestration. This is an amended scheme to APP/18/00136

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

Developer Services, Southern Water

The sewer records show public foul and surface water sewers within the site. Please note: No development or new tree planting should be located within 3m either side of the external edge of the public foul and surface water sewers and all existing infrastructure should be protected during the course of construction works. No new soakaways should be located within 5m of a public sewer.

Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

It is noted that a condition was placed on a previous application for the proposed extensions - APP/18/00136 requesting plans and particulars specifying which measures shall be undertaken to protect the public sewers, to be submitted to and approved in writing by the Local Planning Authority. As part of this submitted application plans have been provided showing a 3m area of abeyance. Southern Water have not requested any further details on this matter.

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: 8

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 application site is currently located at the north eastern corner of Bryony Way, with a private road running to the north of the site which provides access to three properties. The streetscene comprises a mix of one and two storey properties of a similar age.

- 7.4 The conversion of the attached garage will require the current garage door to be removed and replaced with brickwork and one window. The alterations will also include raising the roof height of the garage from approximately 3.4m to 3.9m. The materials to be used and the new pitch to the garage roof are to match those of the host dwelling.
- 7.5 Currently there is a porch to the front elevation which projects 1.45m and has a width of 1.45m. This proposal seeks to extend this out to a projection of 2m, with a width of 4.6m. This will provide both a porch and an extension to the master bedroom. The application site and No. 10 Bryony Way are both link attached bungalows with No's 8 and 8 being two storey dwellings. The bungalows currently project further forward than the two storey dwellings and therefore there is no common build line. It is not considered that, in this instance, the front extension would appear prominent in the streetscene.
- 7.6 To the side of the property is currently a utility room which projects 1.6m from the side wall, with a length of 2.3m. This proposal seeks to extend the length of the utility room to approximately 3m. The proposed roof will match the pitch of the main roof.
- 7.7 This application also seeks to extend the rear elevation of the property by 0.89m. This small rear extension will result in the roof of the main dwelling being raised by approximately 0.35m, to maintain the pitch.
- 7.8 The proposed alterations and materials are considered to be appropriate in context with the host dwelling and are 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

- 7.9 The application site is located on the corner of Bryony Way and as such it is not considered that any part of the proposal would have a significant impact on the occupiers of the properties to the north, east or west.
- 7.10 The property to the south (8 Bryony Way) is a two storey dwelling. The existing garage to No. 7 is attached to the northern elevation of No. 8. It is noted that No. 8 has no windows to the northern elevation. By nature of this neighbouring property having two storeys, it is not considered that the proposed roof alterations to No. 7 would result in any overshadowing. The proposed conversion of the garage will include the addition of windows to the eastern and western elevations. These will not result in overlooking to No. 8. The proposed rear extension is to extend 0.89m and will not project as far east as the rear wall of No. 8. It is therefore not considered that this addition would have an adverse impact. The utility room is sited on the northern elevation of the application site and as such is not visible from No. 8. not result in the loss of light or privacy to any of the neighbouring properties, and therefore complies with policy CS16 of the Havant Borough Core Strategy 2011.
- 7.11 Consequently, it is considered that the proposal 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/18/01032 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 block and site location plan - P2-001
Existing floor plans and elevations - S1-001
Proposed floor plans and elevations - P2-002
Southern water plan - received 15.10.18
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.