
Site Address: 6 Wallis Gardens, Waterlooville, PO7 7SA
Proposal: Porch extension to front including 1No. velux window to east elevation;
two storey side extension incorporating garage and extended living accommodation to
first floor; addition of 3No. dormers and 1No. velux on rear roof slope.
Application No: APP/19/00240 Expiry Date: 24/04/2019
Applicant: Mr Jupe
Agent: Mr Hopkins Case Officer: John Shaw
studioPH Architecture
Ward: Waterloo
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a chalet bungalow with rooms at first floor level built within the roof space. To the front is an eyebrow dormer and a protruding single storey section. The dwelling is set back from the highway by a front garden area. The level decreases slightly from west to east. To the east is a driveway and a garage which is set back beyond the rear wall of the property.

Adjacent to the east and west are dwellings which in regard to their frontages are similar to the application dwelling in regards to scale, mass and design with both also having a single eyebrow dormer. These dwellings collectively form the end of Wallis Gardens. The dwelling to the east sits slightly lower than the application dwelling while the dwelling to the west sits slightly higher. To the rear are two storey properties which are screened from the application dwelling by mature trees which line the boundary.

The immediate street scene is characterised by chalet bungalows of similar form and scale to the application dwelling with differences most notably relating to the varying scale and positioning of the garages intermixed with two storey hipped roofed properties.

The current application is highly similar to APP/11/01546 which was for a two storey side extension with a garage at ground floor, a porch and three rear dormers as well as a rear extension (this latter element does not form part of the latest application). This application was permitted and was assessed against the Havant Borough Local Plan (Core Strategy) 2011 and will be a material planning consideration although it is noted that the permission has now expired.

2 Planning History

91/56223/000 - Erection of front/side extension to garage, PERM,03/06/1991
APP/11/01546 - Two storey side and single storey rear extension., PERM,24/01/2012

3 Proposal

Porch extension to front including 1No. velux window to east elevation; two storey side extension incorporating garage and extended living accommodation to first floor; addition of 3No. dormers and 1No. velux on rear roof slope.

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)

AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not applicable

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: 9

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
- (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 proposed porch extension would project approximately 3.5m but would be set back from the existing single storey front projecting section. The roof of the porch would also be set below this projecting element and considering the use of materials to match the dwelling, this part of the proposal would not harm the character of the dwelling or appear predominant within the wider streetscene.

7.4 The proposed two storey side extension incorporating a garage to the ground floor and extended living accommodation to the eastern side of the first floor would have a half-hipped roof design that would mirror the existing northern side elevation and would

see the continuation of the existing ridge height. A gap of 1.1m would be maintained to the eastern site boundary. Although the proposal elongates the width of the dwelling it is thought that design and the use of matching materials would maintain the character of the existing dwelling and would not unduly detract from the character of the streetscene.

- 7.5 The proposed three rear dormers and one rooflight would be set proportionally to the centre of the roofslope, set down from the ridge and set back from the eaves. It is deemed the addition of the dormers and rooflight would not overwhelm the rear of the dwelling but would be subservient to it and would also would not be visible from the streetscene.
- 7.6 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

- 7.7 The proposed porch would be screened from view to the west by the existing projecting 'L' section of the dwelling. The proposal is also of some distance to the neighbouring dwelling to the east. The modest size and proximity to neighbours is unlikely to lead to an overbearing form of development. A porch in the same location though of a slightly smaller scale was approved under APP/11/01546.
- 7.8 The proposed two storey side extension incorporating a garage to the ground floor seeks to infill the driveway which leads to a detached garage towards the rear of the driveway. This extension was earlier approved under APP/11/01546. Adjacent to this part of the proposal is the driveway which leads to the garage at the neighbouring dwelling, no. 5 Wallis Gardens. This creates an element of space between the proposal and the neighbouring dwelling house. Rooms at first floor level would be built within the roof space, limiting the extent of mass at first floor level. The half-hipped roof design would also soften the mass and height of the extension where it is nearest the boundary with no. 5. The separations between the dwellings and the limited mass at first floor level would be unlikely to result in an overbearing or overshadowing form of development. No windows are proposed to the side of this extension ensuring no undue overlooking of the neighbouring property.
- 7.9 The extension to the western side of the first floor would see the ridge extended 0.7m in length to the west before the roof is half-hipped resulting in an eaves height of 4.2m replacing the hipped roof to this side of the dwelling. The increase in the length of the ridge and the increase in the height of the eaves would increase the mass and bulk of the property near the boundary with no. 7 Wallis Gardens to the west but the separation distance between the two properties would be retained with the driveway of no. 7 sited between the proposed extended element and the side elevation of the neighbouring property. Overall, it is considered that an extension of the existing ridge of only 0.7m combined with the retention of the sufficient separation distance would ensure there would not be an undue overshadowing or overbearing impact on the adjacent neighbour. No windows are proposed to the side of this extension ensuring no undue overlooking of the neighbouring property.
- 7.10 The additional overlooking which would result from the rear dormer windows of the garden areas of the adjacent neighbouring properties would be limited due to the oblique viewing angle. Though the dormers would directly face the rear of 22 and 24 Rowlands Avenue to the south, these properties are separated by approximately 40m and screened by large trees which run along the boundary with the application dwelling and therefore it is considered there would be no undue impact on the residential amenity of these properties

- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have no undue impact on the neighbouring properties 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.

(iv) Parking

- 7.12 The number of bedrooms remains at three. There are therefore no implications to parking though it is noted that parking is available for three cars (including the proposed garage), notwithstanding the loss of the vehicular access to the existing rear garage.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have no undue impact on the character of the wider area, neighbour amenity or parking 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/19/00240 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 Drawing No. 0131 (P) 100
Proposed Building Plans, Elevations & Site Plans Drawing No. 0131(P)102
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.