
Site Address:	210 The Dale, Waterlooville, PO7 5JB		
Proposal:	Single storey rear extension (following demolition of existing conservatory).		
Application No:	APP/19/00029	Expiry Date:	13/03/2019
Applicant:	Mr & Mrs Cope		
Agent:	Mr Gosling	Case Officer:	Emma Chisnall
	PMG Building		
	Design&Consultancy Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 210 is a two storey semi-detached dwelling which is constructed of facing brickwork, concrete tiles and has a barn-hip roof design. The dwellinghouse is situated on the east side of The Dale in Waterlooville and has an open view from the highway. No 210 is on an incline of land to the west and has an area of hard-surfacing along its north side which alongside a garage being positioned to the rear means that the application site can provide a parking provision for three cars onsite. A modest area of lawn is present to the front of the property.
- 1.2 To the rear of the application site the amenity space is adequate in size and is laid as lawn. A conservatory is proposed to be demolished and a solid single storey rear extension built in its place. The curtilage boundary consists of 1.8m timber fencing which is staggered in nature. The garage to the north side provides some additional screening.

2 Planning History

None

3 Proposal

- 3.1 Single storey rear extension (following demolition of existing conservatory).

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: 5

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 210 shall be positioned to the rear of the dwellinghouse and shall therefore be screened from the public realm protecting the existing character of the area from the highway. Following a site visit rear extensions feature heavily along the properties within The Dale and therefore the works proposed to No 210 are considered to not appear out of keeping to immediate locality and pattern of development.

7.4 The proposed development shall be large in scale and due to the decline of land to the east shall appear larger in nature due to the levelling that would be required to support the extension. However, the works are single storey in height and are set in from the south side elevation by approximately 1.5m with the works being in line with the north side elevation which is set off the shared boundary. Combined with the design of the pitched roof the works are considered, on balance, to create a proportionate appearance on No 210 which would not appear dominant or incongruous. Matching materials would ensure the development appears in keeping to No 210 which shall

reduce the visual impact further. The works are therefore considered to be acceptable.

- 7.5 A new roof for the garage and fenestration alterations at ground floor on the side of the property are proposed. These shall retain a similar appearance to what is already existing with the garage roof being to a similar scale and exact position. Combined with the works being able to be carried out without the need for planning permission the works are considered to be acceptable.
- 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 No 208 is the attached dwellinghouse to the south of No 210 The Dale. The proposed extension shall extend past the rear elevation of the neighbour however, following a site visit it was noted that this neighbour has two single storey rear extensions in place, one of which is attached to the main home and both of which are in close proximity to the boundary, exceeding the height of the timber screening between the neighbours. The conservatory at No 210 shall be demolished as part of the development with the new extension being set away from the shared boundary with No 208 by approximately 1.5m which meets with guidance outlined in the Borough Design Guide when it comes to acceptable relationships with single storey works. Although the works are large in scale the roof is also designed to be pitched away to the north which would ensure that the highest part of the development is approximately 4m away from the neighbour which alongside being to the north of No 208 is considered to ensure the development would not appear over-bearing nor lead to a significant loss of light nor over-shadowing. No windows are proposed within the south side elevation in order to protect and maintain privacy levels between the dwellings and combined with no objection being raised the impact caused is considered to be limited and acceptable.
- 7.8 No 212 is the neighbouring dwelling to the north and is a bungalow which is set off the shared boundary by approximately 0.5m. Although the works proposed to No 210 shall be modestly closer in proximity to the boundary than the existing conservatory and shall be to a greater height, the roof design shall ensure that the highest point of the development shall be approx 5.5m away from this neighbour providing a 2.5m set off between the proposed works and shared boundary, 3m between the works and neighbour. Due to this combination the development is considered to be set a suitable distance away from this neighbour to ensure that light levels are not significantly impacted nor shadowing created as a result. No windows are proposed in the north side elevation at ground floor which shall retain privacy levels between the neighbours and combined with no objection being made the impact caused is considered to be acceptable.
- 7.9 Rooflights are proposed in both the north and south side elevation however these are at high level and shall serve the proposed family area. As a result, no over-looking would occur from them protecting existing privacy levels in place.
- 7.10 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00029 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:

Location Plan, Site Plan with Existing Elevations and Floor Plan: Drawing No 001 Rev B
Proposed Floor and Elevations Plan: Drawing No 002 Rev C
Section Plan: Drawing No 003 Rev A

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.