
Site Address: 2 Tuscany Way, Waterlooville, PO7 8SJ
Proposal: First floor side extension above existing garage and extension of roof.
Application No: APP/19/00148 Expiry Date: 09/04/2019
Applicant: Mr Eggleton
Agent: Mr Conner Mallen Case Officer: Karen Wooden
 Thorns - Young Ltd
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached house which is of multibrick construction, with a hung tiled roof. The property has an integral garage and hardsurfacing to the front, providing curtilage parking. Tuscany Way comprises detached, semi detached and link attached properties of a similar age.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

First floor side extension above existing garage and extension of roof.

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

- 5.1 No consultees required for this application.

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: 6

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) Impact on 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 design is a continuation of the existing structure and is therefore sympathetic to the character of the existing dwelling. Furthermore, the extension is to be constructed using materials to match the existing dwelling, reducing any visual impact. The neighbouring property located to the north west of the site (1 Tuscany Way) has previously carried out similar alterations to those proposed and as such has set a precedence for this type of extension.

7.4 The first floor extension will increase the width of the property at first floor level, however a gap of 2m will remain between the application site and the neighbouring property to the south east (3 Tuscany Way), therefore it is not considered that a harmful terracing effect will occur, which would be detrimental to the spatial layout of the dwellings in the streetscene.

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 Due to the siting of the proposed extension, it is not considered that it would have an adverse impact on the occupiers of the properties to the north, south or west.

7.7 The proposed extension will not project past the front or rear building line of the neighbouring property at No. 3 Tuscany Way and is therefore not considered to have

any adverse impact on this neighbouring property in terms of loss of light or overshadowing. The plans show a secondary bedroom window is to be inserted into the side facing elevation. Although there is currently a window to the existing side elevation, the proposal would result in a larger window being sited closer to the neighbouring property and as such it is recommended that this window is conditioned to be obscurely glazed and fixed shut unless above 1.7m of the floor level. Furthermore it is recommended that the en-suite bathroom window to the rear of the extension is obscurely glazed and fixed shut unless above 1.7m of the floor level, to provide privacy to both the occupiers of the application site and to avoid overlooking into the rear amenity space of No. 3 Tuscany Way.

- 7.8 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.

(iv) Impact on parking

- 7.9 The application seeks to create an additional first floor bedroom, which will result in 2 Tuscany Way becoming a four bedroom property. In order for the proposal to comply with the Havant Borough Parking Standards, a minimum of three parking spaces should be available within the curtilage of the dwelling and the submitted Block Plan shows that this is achievable to the front of the dwelling.

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/19/00148 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 - received 12.02.19

Block plan - received 12.02.19

Amended existing and proposed plans - 3020.19.01 - received 02.04.19

Reason: - To ensure provision of a satisfactory development.

- 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended, or any replacement or re-enactment thereof, prior to first occupation of the extension hereby permitted the new windows in the first floor on the north eastern and south eastern elevations, facing 33 Harkness Drive and 3 Tuscany Way, shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.