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|-----------------|--------------------------------------------|---------------|--------------|
| Site Address:   | 42 Fir Copse Road, Waterloooville, PO7 5HZ |               |              |
| Proposal:       | Single storey rear extension.              |               |              |
| Application No: | APP/18/00506                               | Expiry Date:  | 19/07/2018   |
| Applicant:      | Mr D Cresdee                               |               |              |
| Agent:          | Mr D Cresdee                               | Case Officer: | Karen Wooden |
| Ward:           | Purbrook                                   |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a semi detached bungalow with cream render to the elevations and a hung tiled roof, which includes a velux window to the front and three to the rear elevation. The property has been block paved to the front, providing off road parking for several cars. A shared driveway which runs between the application site and the property to the south (40 Fir Copse Road) provides access to a detached garage.
- 1.2 Fir Copse Road comprises a mix of bungalows and two storey dwellings, the majority of which are semi detached. The properties use a variety of materials ,and many have been extended into the loft, resulting in a varied streetscene.
- 1.3 The land level drops from west to east resulting in the rear garden being lower than the bungalow. The rear of the property opens onto tiered decking, which steps down to the lawn.

## **2 Planning History**

04/64459/000 - Alterations to provide living accommodation in loft space to include change from hipped, pitched roof to gable end to south elevation. Erection of detached garden store to rear of the dwellinghouse., PERM,30/07/2004

## **3 Proposal**

Single storey extension to extend approximately 4.1m from the rear of the property. The proposal includes a covered verandah extending an additional 2m, with a 1.8m high privacy screen to the northern elevation.

## **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 consultations 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: 3

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 proposal is to be sited to the rear of the property and therefore will not be visible from the public domain. Notwithstanding this, the proposed extension is to be finished in materials similar to those used on the host dwelling reducing any visual impact from the neighbouring properties.

7.4 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

7.5 Due to the location of the extension it is not considered that it will have any impact on the occupiers of the property to the west. Furthermore the property backs onto an area

of woodland and therefore no properties to the east will be impacted.

- 7.6 The property to the south (40 Fir Copse Road) is a semi detached bungalow. The separation gap of approximately 6.5m will be retained between the extension and No, 40 Fir Copse Road and therefore the extension will not significantly impact this neighbour in terms of loss of light, overshadowing or overbearing. The proposal includes a door to the southern elevation, however the distance between the properties and the fencing that acts as the boundary treatment will ensure this does not cause significant overlooking or loss of privacy.
- 7.7 The property to the north (44 Fir Copse Road) is attached to the application site. This neighbouring property has received planning permission for a similar extension, which is close to completion. The extension the subject of this application will extend approximately 4.1m from the rear of the existing property, approximately 2.5m beyond the extension to No. 44. The proposal shows no windows are to be inserted into the northern elevation of the extension. The proposal also includes a 2m veranda leading from the extension which includes a 1.8m high privacy screen along the northern elevation. It is not considered that the extension would result in significant overlooking to No. 44. Due to the land levels there is already a higher degree of overlooking, as the properties sit higher than the rear gardens and it is not considered that the proposal will increase the current level of overlooking. The extension to No. 44 includes triple doors to the rear, extending across much of the width of the extension, and therefore the proposal will not cause significant loss of light to this neighbouring property
- 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.

## 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/18/00506 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 11.05.18

Block plan - received 11.05.18  
Existing plans - 18012018 A1  
Amended proposed plans - 18012018 (rev 4)

**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.