
Site Address: 2 Sandy Brow, Waterloo, PO7 5JP
Proposal: Single storey rear extension and provision of pitched roof over existing flat roofed front bay and porch.
Application No: APP/19/00262 Expiry Date: 29/04/2019
Applicant: Mr R Booth and Miss D Cronin
Agent: Case Officer: Bee Crawford
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property with a detached garage to the rear of the site situated on a corner plot. It has a brown tiled pitched roof and flat roofed extension with elevations of cream painted render, stone cladding and tile hanging at first floor. The site is level with grass and shrubs to the front enclosed by a 1 metre high open-work wall. There is a side access leading to the rear garden which is mainly laid to lawn with a patio area, with a 1.5 to 1.8 metre high open-work wall to the southern boundary, a 1 metre high open-work wall and 1.8 metre high fence to the northern boundary and the detached garage forms the rear boundary.
- 1.2 The adjoining two storey semi-detached property is to the north, a pair of two storey semi-detached properties are opposite, the side aspect of a pair of two storey semi-detached properties are to the and the front aspect of a detached chalet style property in Privett Road is to the south. The surrounding area is of medium density consisting of detached and semi-detached bungalows, two storey and chalet style dwellings of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for the construction of a single storey rear extension and provision of pitched roof over existing flat roofed front bay and porch.

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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 proposal is for a single storey rear extension and new roof over the existing front bay and porch and would be visible from the public realm. The scheme would result in a reasonable increase to the footprint of the property, although it can be comfortably accommodated within the extent of the site and would maintain a sufficient amount of amenity land with a depth of 10 metres as recommended in the Havant Borough Council Borough Design Guide.

- 7.4 The extension would be a continuation of the existing 5.1 metre wide rear addition with an additional depth of 6 metres and would have a flat roof with a modest height of 2.7 metres together with two roof lights (one in the existing addition) to a maximum height of 3 metres. It would be set in from the northern boundary by 0.4 metres.
- 7.5 The new roof over the existing front bay and porch would have pitched, mono-pitched and hipped elements and would upgrade the front facade of the property.
- 7.6 The existing streetscene is diverse and it is considered the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the extension 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).

(iii) Effect on neighbouring properties

- 7.7 It is acknowledged the rear extension is of a generous depth and there could be the perception of loss of light to the conservatory of the adjoining property to the north. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of ground floor windows at 4 Sandy Brow. Furthermore the extension is set in 0.4 metres from the northern boundary and is of a modest height. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property. It is noted no objection was received from the occupiers of this property.
- 7.8 There are no side windows in the rear extension and whilst there are bi-fold doors in the eastern elevation, the properties to the east are beyond the detached garage of the property and considered to be a sufficient distance away for any impact to be negligible.
- 7.9 The bay window is set in 0.8 metres from the northern boundary and the new roof pitches away from this boundary. It is therefore judged any impact on the property to the north would be minimal. The properties opposite and to the south are in excess of 15 metres away and it is deemed the proposal would not have any adverse effect.
- 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00262 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Site layout plan
Existing ground floor plan
Existing elevations plan
Proposed ground floor plan
Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.