
Site Address: 9 The Brow, Waterloo, PO7 5BY
Proposal: Removal of existing single storey rear extension and double detached garage. Erection of single storey rear extension and detached garage.
Application No: APP/18/00867 Expiry Date: 11/12/2018
Applicant: Mr Blackmore
Agent: Mr Broggan Case Officer: Bee Crawford
 Fingerprint Studios
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey semi-detached property and detached garage situated on the corner of The Brow and The Dale. It has a brown tiled pitched and hipped roof and elevations of beige multibrick, white painted brickwork, white render and tudor style beams. The site has a north south incline with vehicular access from The Dale leading to a shingle driveway. The garden surrounds three sides of the property with a raised patio area, grass, shrubs and a covered barbeque area. There is a mature leylandii hedge in excess of 3 metres high, which obscures the property from the highway together with a 1.8 metre high wall and fencing to the eastern and southern boundaries.
- 1.2 The adjoining two storey semi-detached property is to the south, two storey detached properties are opposite (in The Brow) and to the north (in The Dale) and the side aspect of a two storey detached property in The Dale is to the east. The area is of medium density with two storey detached and semi-detached properties of a similar age, different styles and design.

2 Planning History

09/61138/000 - Single storey rear addition, permitted 15/10/2009.
APP/17/00238 - Single storey rear extension and two storey side extension, permitted 26/04/2017.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension and detached garage, following the removal of the existing single storey rear extension and double detached garage. The plans also show an increase in size to two ground floor windows on the northern elevation, although this element of the scheme would not require the benefit of planning permission. At the time of the Officer's site visit the scheme permitted under APP/17/00238 had not been implemented.

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: 10

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 the construction of a single storey rear extension (on the eastern

side of the property), situated on a raised patio area and a replacement detached double garage and would be partially visible from the public realm, primarily from The Dale looking west.

- 7.4 The single storey rear addition is approximately 4.2 metres deep and will extend across the eastern elevation of the property. It will be situated adjacent to the southern boundary of the site with a minimum distance of 3 metres to the eastern boundary. The roof is of a reasonable height at 3.5 metres and is mono-pitched to three sides with an internal flat roof element.
- 7.5 The replacement garage has a slightly larger footprint than the existing and in order to facilitate the single storey extension it will be situated closer to the northern boundary of the site, although a distance of 10 metres from the highway will be maintained. It will be 1 metre higher than the existing garage with mono-pitched elements to four sides with an internal flat roof.
- 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 There are bi-fold doors in the eastern elevation of the rear extension which is at a higher level than the neighbouring property at 2 The Dale. However, the rear elevation is a minimum of 3 metres from the shared boundary and the neighbouring garage is adjacent to the eastern boundary except for a small area of the rear garden behind the garage. It is therefore considered the new bi-fold doors would not create any additional overlooking to the amenity area of this property.
- 7.8 The extension would project 1.2 metres beyond the rear elevation of the addition at the adjoining property to the south, with the roof extending away from the boundary which would reduce any perception of mass.
- 7.9 The proposed garage has no windows and would project an additional 1.8 metres beyond the front elevation of the garage at the neighbouring property to the east. Although it is a total of 1 metre high than the existing garage, the roof pitches away from the boundary and the western elevation of the property at number 2 The Dale is 3 metres from the shared boundary.
- 7.10 The properties opposite and to the north are deemed to be a sufficient distance away for any impact to be negligible.
- 7.11 Consequently, it is considered that the proposal is unlikely to 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 north, 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/18/00867 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 100 Rev 1 Location plan, proposed block plan, existing and proposed floor and roof plans
Drg no. 101 Rev 1 Existing and proposed elevation plans
Design and access statement

Reason: - To ensure provision of a satisfactory development.