
Site Address:	9 Philip Road, Waterloooville, PO7 7BU		
Proposal:	Two storey side extension.		
Application No:	APP/18/00773	Expiry Date:	28/09/2018
Applicant:	Mr & Mrs Brame		
Agent:	Mr Gamblin	Case Officer:	Karen Wooden
	R & G Design		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached property with brick elevations and a hung tiled roof. The property is set back from the highway, with a green communal space being sited to the front of the house. To the rear of the property is a detached garage and hardsurfacing providing parking for several vehicles. This parking area is accessed via a private driveway leading from Stakes Hill Road.
- 1.2 The properties within close proximity are of a similar age and style to the application site. Many of these properties have been altered and extended from their original design.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Two storey side extension to create an additional bedroom. The proposal was amended following concerns raised by the LPA with regard to the design of the 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 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We believe that this 2 storey building will effect our daylight, privacy and outlook. We also believe that the window on the side of the extension will overlook our garden and into our house. We also feel that it will block out a lot of light to our upstairs landing and hallway.	This has been addressed in section 7.

An amended plan was received altering the design of the roof. A further 7 day consultation period was undertaken, no further representations were received during this period.

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 proposed extension is to be constructed of materials similar to those used on the original dwellinghouse to minimise any visual harm. The original plans submitted showed the extension to have a hipped roof. It was considered that this style of roof would be out of keeping with both the host dwelling, and the adjoining property (11 Philip Road) and a subsequent plan was received showing the roof to be gabled. The extension is to be set back, with a lowered ridge height, and will therefore be

subservient to the main dwelling.

- 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 proposal being sited on the eastern elevation of the main dwelling, it is considered that the extension will not have a significant impact on the occupiers of the properties to the north, south or west.
- 7.6 The original plan submitted showed a window to be inserted into the western elevation of the first floor, however the window was not showing on the floor plan and it has been confirmed that this was included on the plan in error. A subsequent amended plan has been received (Drawing no. Brame 182.4) whereby this window has been omitted.
- 7.7 Concerns have been raised by the occupiers of the property to the east (7 Philip Road) with regard to loss of privacy, outlook and daylight.
- 7.8 With regard to loss of privacy, as explained in paragraph 7.6 there will be no windows inserted in the eastern elevation. Furthermore due to the orientation of No's 7 and 9 Philip Road, the addition of the first floor window to the southern elevation will not result in significant overlooking to the private amenity space at No. 7.
- 7.9 The extension will be sited closer to the property to east, however a separation gap of between 2 and 4m will be retained. Due to both the orientation of the properties, and the retained separation gap, it is not considered that the extension would result in a significant loss of light or outlook. Furthermore the windows on the western elevation of No. 7 are hallway/landing windows and not main living rooms.
- 7.10 Consequently, it is considered that the proposal will not appear significantly 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 amended scheme, which was subject to a further re-consultation period.

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/18/00773 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:

Planning statement - received 03.08.18
Site location plan - received 03.08.18
Block/site plan - received 03.08.18
Block/site plan showing parking - received 13.08.18
Photographs - received 03.08.18
Amended existing and proposed plans - received 19.09.18

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.