
Site Address:	26 Bushy Mead, Waterlooville, PO7 5DY		
Proposal:	Rear conservatory.		
Application No:	APP/18/01003	Expiry Date:	04/12/2018
Applicant:	Mr McCulloch		
Agent:	Mr Stummer	Case Officer:	Karen Wooden
	Extension Design Building Plans Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached house with a gabled roof, and brick and pebble dashed elevations. The front of the property has been hardsurfaced and provides curtilage parking for several vehicles. Additionally there is a detached garage to the rear of the house. The property has previously been extended by means of a single storey rear extension and a dormer window to the rear roofslope.
- 1.2 Bushy Mead is a residential part of Waterlooville, and comprises of a mix of one and two storey dwellings of a similar age, many of which have been altered and extended. The land level descends from a northerly to a southerly direction, resulting in the property being considerably higher than the rear garden.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 The addition of a single storey extension to the rear wall of an existing extension.

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**

Developer Services, Southern Water

No adverse comments received.

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: 1

Comment	Officer Comment
The proposal would put my windows and patio doors in shade in the p.m restricting the amount of light I currently have. It would also case shade over my pleasant sunny patio area.	Addressed in Section 7
The drawing shows the very close proximity of the wall to my property so I presume the footings would extend to the boundary	This is not a planning consideration
Should permission be granted I would require a structural engineers report, guaranteeing the structural integrity of my property	This is a civil matter and therefore not a planning consideration

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 construct an extension to the existing single storey rear extension. The property is sited within a generous plot and a garden length of approximately 36m would be retained. The proposed extension is to be sited to the rear of the house and as such would not be readily visible from the public domain. Notwithstanding this the size of the extension and the proposed materials are considered to be appropriate in context with the host 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 By virtue of the proposed location, it is not considered that the extension would have a significant impact on the occupiers of the properties to the north or south.
- 7.6 No. 24 Bushy Mead is a two storey semi detached house sited to the west of the application site. A hardsurfaced driveway between these two neighbouring properties provides vehicular access to garages to the rear of the houses. The plans show that a separation gap of approximately 6m will be retained between the proposed extension and the single storey rear extension to No. 24. An access door is to be inserted into the western elevation, however this will look towards a section of close board fencing which is sited between the rear wall of the existing extension and the front wall of the garage. It is therefore not considered that the proposal would have a significant impact on the occupiers of this neighbouring property in terms of loss of privacy or loss of light.
- 7.7 No. 28 Bushy Mead is a two storey semi detached house attached to the eastern elevation of the application site. Concerns have been raised that the proposal could result in loss of light to both the internal part of the original dwelling, and the patio area to the rear of this neighbouring house. The original plan showed the extension to project 4.2m however this has subsequently been reduced to 3.6m. Following a site visit to both properties it was noted that No. 28 has a single storey rear extension which, at its maximum point, is of a similar projection to the current rear extension of the application site. Due to the uneven levels at this location the occupiers of both properties have tiered gardens. Leading from the rear patio doors of No. 28 is a raised decked area, with stairs leading down to a patio area. The land levels then drop further to a lawned area to the south of the patio. With regard to the concern regarding loss of light to the original part of the house, it must be accepted that the construction of the rear extension to No. 28 has already resulted in the loss of daylight to this part of the dwelling. This impact has been partially mitigated by the installation of a rooflight to the extension. The proposed extension will result in some loss of evening summer light to the patio doors, however the garden is south facing and when coupling this with the light gained by the rooflight, it is not considered that the proposal would cause significant harm in terms of loss of light to the property.
- 7.8 With regard to the potential impact to the outside amenity space of No. 28 it is noted that the proposed extension is to be constructed approximately 0.3m from the boundary line, with brick elevations of approximately 2.4m in height. The roof is to be glazed and pitched, resulting in the maximum height of 3.6m being set approximately 2.1m back from the eastern boundary. No windows are to be inserted into the eastern elevation.

Concerns have been raised that the eastern wall of the proposal would have an overbearing impact on the patio area at No. 28, however it is important to note that this will only be 0.4m higher than the height of a boundary treatment which could be constructed under permitted development. Furthermore the patio area to No. 28 extends further south than the proposed extension and as such the patio area will not be fully overshadowed by the extension at any one time of the day.

- 7.9 The raised decked seating area at No. 28 is likely to be more impacted in terms of loss of evening summer light, however it is noted that this area does not benefit from planning permission and therefore any impact on this carries limited weight.
- 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/18/01003 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:

Existing and proposed plans - received 10.12.18

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.