
Site Address:	61 The Brow, Waterloooville, PO7 5BY		
Proposal:	One and half storey rear extension		
Application No:	APP/19/00197	Expiry Date:	18/04/2019
Applicant:	Mr Derek		
Agent:	Mr C Curnow	Case Officer:	Emma Chisnall
	Thorns - Young Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 61 The Brow is a large detached dwelling constructed of facing brickwork with brick line detailing and concrete tiles. The dwellinghouse has a hipped roof design and has a modest amenity space to the front which is part hard-surfaced and part laid as lawn which alongside the integral garage to the east side the dwellinghouse provides a parking provision onsite for three cars.
- 1.2 The application site benefits from a substantial rear garden which is on an incline to the south and east. The amenity space is part laid as lawn with a modest amount of hard-surfacing to the rear of the dwelling. A conservatory is present to the rear west side of No 61 which is approx 1.5 storeys high due to the varying land levels at the application site. The curtilage boundary around the application site is mixed with a 1.8m timber fence with part hedging running along the west boundary. A 2m high brick wall provides screening to the south east of the application site with high level hedging present to the north east. 1.8m timber fencing is in place along the north rear curtilage boundary.

2 Planning History

10/74251/000 - Rear conservatory., PERM,25/03/2010
APP/15/01347 - Alteration and extension of roof to use as habitable accommodation including dormer window with juliette balcony to rear., WD,26/01/2016
APP/16/00129 - Loft extension including rear dormers. (Revised application.), PERM,21/03/2016

3 Proposal

- 3.1 One and half storey rear 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)

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment: The proposal has been amended and reduced in width resulting in the western elevation being brought in line with the existing rear conservatory extension. We have no objection to the scheme.

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 works proposed to No 61 are large in scale and shall be to a similar height as the existing conservatory at 1.5 storeys high but shall be greater in width from being in line with the east side elevation of No 61 up to the existing conservatories position. The works shall also be greater in depth than the existing development. However, No 61 is set in a generous plot size which can accommodate the development whilst retaining a large amount of amenity space to serve the occupiers.

The development shall also be in line with the existing elevations and therefore shall not be viewable from the highway of The Brow and screened from the public realm thereby protecting the existing appearance of the dwellinghouse from the front. Furthermore it is noted that No 61 is set within a streetscene where development at the rear of dwellings is present and fairly typical and therefore the development is considered to not look out of place and would be considered to result in an acceptable visual impact to No 61 and The Brow.

- 7.4 The works are proposed to be built in matching materials to that of the existing dwelling which shall ensure the development appears in keeping to No 61. Combined with the works being set off the shared boundary to the west and in line with the side elevation to the east the development is considered to have an acceptable mass and bulk on the dwellinghouse appearing proportionate and appropriate on the dwelling.
- 7.5 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

- 7.6 The proposed development shall be greater in depth and up to east side elevation of No 61 which shall bring works in closer proximity to the neighbour to the east No 63. Following a site visit it was noted that No 61 is on an incline of land to the east meaning that the neighbour No 63 is on a higher position of land to that of 61 which shall reduce any visual dominance caused by the works significantly. Furthermore, the development shall be set away from the shared boundary with No 63 by approx 2m which alongside the high level screening between them is considered to ensure that the development appears appropriate in scale and would not result in a significant impact to light levels reaching the neighbouring nor have shadowing created as a result. The side elevation does not include any windows which shall protect privacy levels between the neighbour and ensure no over-looking occurs. The development therefore is considered to be acceptable.
- 7.7 No 59 is the neighbouring dwelling to the west and currently has the existing conservatory in proximity to the boundary. No 59 is set forward in its plot and towards the west side of the application site which combined with the development being set off the boundary creates a suitable distance between the works and neighbouring dwelling to ensure the new proposed extension would not appear over-bearing. The works originally were proposed to be up to the west side elevation of No 61 which was in close proximity to the shared boundary. However, concern was raised that this would be un-neighbourly in combination of the increased depth of the development and therefore plans have been amended which position the proposed works 1m off from the shared boundary and in line with the existing rear conservatory. This is considered to reduce the impact sufficiently and ensure that the works do not appear over-bearing or oppressive from this neighbour. Comments have been made raising no objection to the proposal and therefore the works, on balance, are considered to result in a limited and acceptable impact. The side elevation does not include any windows which shall protect privacy levels between the neighbour and ensure no over-looking occurs

- 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/19/00197 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: Plan Number TQRQM19051151646786

Proposed Block Plan: Drawing No TQRQM19051151412138 Received 23.04.2019

Existing and Proposed Elevations Plan: Drawing No 3003:19:2 Rev B Received 23.04.2019

Existing and Proposed Floor Plan: Drawing No 3003:19:1 Rev B Received 23.04.2019

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.