
Site Address: 23 Newlands Road, Waterloooville, PO7 5NF
Proposal: First floor extension enclosing existing balcony to provide new bedroom and en-suite bathroom and alterations to roof; chimney/flue to proposed North elevation. (Retrospective planning application)
Application No: APP/18/01209 Expiry Date: 30/01/2019
Applicant: Dr S Moorhouse
Agent: Mr J Merriman Case Officer: Emma Chisnall
 Jeff Merriman Associates
Ward: Stakes
Site Visit Date:

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 No 23 is a large two storey detached property situated to the north side of Newlands Road within Waterloooville. The dwellinghouse has a unique design with triangular windows to the front with tile hanging, concrete tiles and timber cladding. A first floor balcony was present to the east side of the property and was surrounded in part by a brick and timber wall however this has been removed and replaced with a solid first floor side extension in matching materials to those existing. The works are seeking retrospective planning permission for this extension and the flue which has been erected to the rear north elevation.
- 1.2 The application site has one exit and entrance onto the site and can accommodate one parking space via hard-surfacing. A detached garage is present to the east side of the application site providing a further provision for parking. The dwellinghouse fronts the highway with a modest amenity space and is on a sharp incline to the north. Modest areas of amenity space are provided to the sides and rear of the property.

2 Planning History

94/59457/000 - Erection of a conservatory to the side of the property at first floor level., PERM,10/11/1994
05/59457/001 - Replace existing glass stairwell enclosure with a timber framed structure with 4 double-glazed windows., PERM,11/08/2005
09/59457/002 - Application to raise pitched roof over house, re-clad upper half of elevations with tiles and hardwood cladding and addition of chimney to rear., PERM,20/07/2009
09/59457/003 - Discharge of Condition No. 2 of Planning Permission 09/59457/002., REF,22/12/2009
10/59457/004 - Discharge of Condition No. 2 of Planning Permission 09/59457/002. , REF,03/03/2010

3 Proposal

- 3.1 First floor extension enclosing existing balcony to provide new bedroom and en-suite bathroom and alterations to roof; chimney/flue to proposed North elevation. (Retrospective planning application)

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)

DM10 (Pollution)

DM13 (Car and Cycle Parking on Residential Development)

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

Environmental Health

I refer to the above application under the Town & Country Planning Act and passed to this Service for comment. I have read the enclosed documentation, including plans, provided by the applicant and can advise that whilst it appears unlikely for the wood burner / flue to cause a smoke problem, there is potential for smoke nuisance and recurrence of same, to neighbouring properties.

I would therefore ask that the following informative be added to any positive decision notice, should the Planning authority be minded to approve this application:
Informative regarding wood burning or multi-fuel stoves I appliances:

You are hereby advised that whilst no smoke free zones currently exist within the Havant borough, that this does not relieve operators I owners of wood burning or multi-fuel stoves I appliances, of the responsibility of ensuring that they do not cause smoke nuisance to other residents within their neighbourhood. Smoke includes soot, ash, grit and gritty particles emitted in smoke, and also the smell of smoke. If you should wish to ascertain what your position would be in relation to existing legislation such as the Environmental Protection Act 1990, it is recommended you contact the Environmental Health Pollution team, at Havant Borough Council.
This is in order to protect the occupants of nearby residential properties from smoke pollution.

Officer Comment: This shall be included as part of any decision.

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: 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
- (iv) Parking

(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 application is retrospective with the works completed externally but not internally. The applicant is now applying for planning permission to regularise the development which has created a first floor side extension to the east of No 23 to provide an additional bathroom and bedroom. A flue is also included as part of this retrospective application and is in place to the north rear elevation. The works have replaced a first floor balcony which was of a brick design with 2m high timber screening.

7.4 The amended design and solid first floor extension is considered to improve the visual appearance of No 23 and consists of a subservient extension on No 23 which is in line with the existing elevations and set down from the main ridge height appearing proportionate on the dwellinghouse and appropriate to the size of the application site available. Furthermore the works have been built in matching materials which ties the development into No 23 creating an attractive and positive uplift. It is noted that the mixture of materials on the existing balcony did not achieve this and created a fragmented appearance on the dwellinghouse which is now removed.

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 neighbours that have the greatest potential to be impacted are No 1 Bursledon Road, No 21 Newlands Road and No 38 Bursledon Place as the adjacent neighbours surrounding No 23.

7.7 No 1 is the dwellinghouse to the south east and fronts Bursledon Road. Although the works have brought development in closer proximity to the neighbouring dwellinghouse the works are set off the shared boundary with No 1 by approximately 9m which is considered to be an acceptable distance for the works to not appear over-bearing or oppressive from this neighbour. The design of the extension includes a hipped roof to the west and from being set down from the main ridge height of No 23 the visual impact of the development is reduced further. The extension has removed larger scale windows within the east side elevation of No 23 and now replaces these with two high level windows above 1.7m which shall ensure privacy levels between the neighbours are improved. This shall be conditioned to be retained. The impact of the development is therefore considered to be limited and acceptable.

- 7.8 The neighbouring dwelling to the north No 38 is set away from the retrospective development by approximately 17m. Due to the orientation of the neighbouring properties the extension does not directly face No 38 which reduces the works visual dominance further. The roof has been designed to be hipped to the south and combined with the works being in line with the existing elevations the impact caused is considered to be reduced to an acceptable level. One high level window has been installed to serve the bathroom which shall protect and maintain existing privacy levels between the neighbours and this shall be conditioned to be retained. The works are therefore considered to be acceptable.
- 7.9 No 21 Newlands Road is the dwellinghouse to the west and is therefore screened by the majority of the development by No 23 itself which would ensure that the retrospective extension does not create an un-neighbourly impact and is considered to be acceptable.
- 7.10 All three dwellings have the potential to be impacted by the flue to the rear of the dwellinghouse and as a result Environmental Health have been consulted with. They have raised no objection to the flue as part of the development but have recommended that an informative is included with any decision issued making the applicant aware of their duty for the development to not cause a nuisance for neighbours. Combined with the informative and the distance the flue is away from Nos 1, 21 and 38 the impact caused is considered to result in a limited and acceptable impact. Notwithstanding this were nuisance to be caused this could be investigated under separate legislation.
- 7.11 A new bedroom window has been created as a result of the extension which looks to the front south of the application site. Although this increases the potential for over-looking No 23 is separated from the opposite dwellings by the highway of Newlands Road and shall only over-look a front amenity space already viewable from the public domain. The impact caused is therefore considered to be limited and acceptable.
- 7.12 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.

(iv) Parking

- 7.13 As a result of the development the dwellinghouse has increased from a three to a four bedroom home. As such there is usually a requirement to provide three parking spaces onsite and No 23 can only accommodate two. However, as this increase in bedroom numbers does not trigger any additional need for parking under the Councils Parking Standards SPD and the dwellinghouse has only ever had two parking spaces, the provision onsite is considered to be acceptable in this case.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character and appearance of the area and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/18/01209 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 OS 0100031673 Received 23.11.2018

Block Plan: OS 0100031673 Received 23.11.2018

Proposed Block Plan showing Retrospective Extension: OS 0100031673
Received 29.11.2018

Existing and Proposed Floor, Section and Elevation Plans: Drawing No 6212

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015 (as amended) prior to first occupation of the extension hereby permitted the windows in the first floor on the side and rear elevation facing east and north serving the rear bathroom and front bedroom shall be retained with a cill height of no less than 1.7m above finished floor level, and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.