
Site Address: 7 Cherry Tree Avenue, Waterloo, PO8 8BA
Proposal: Additional first floor extension including increase in ridge height; hip to gable roof alteration and addition of composite cladding to elevations.
Application No: APP/18/00441 Expiry Date: 22/06/2018
Applicant: Mr J Phillips
Agent: Mr M Wilkes Case Officer: Karen Wooden
 M2 Architecture
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site currently comprises a detached bungalow of painted brick construction, with a pitched, tiled roof. The property shares a driveway with No. 9 to the north east, and has hardsurfaced the front of the property to create curtilage parking for two vehicles. The front boundary treatment is a low level brick wall.
- 1.2 The properties within close proximity of the application site comprises a mix of detached and semi detached bungalows and two storey dwellings. Many of the bungalows have had loft conversions involving dormers of a variety of designs.
- 1.3 The property to the south west of the site is a similar style detached bungalow, whilst the property to the north east is a two storey semi detached house.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Additional first floor extension including increase in ridge height by approximately 2m, and addition of composite cladding to elevations.

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)
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

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Due to the height of extension this will allow direct views into our property , which in turn will be an intrusion of privacy , as these views will be into two bedrooms and a bathroom. The kitchen will also be on view as will my lounge.	Addressed in Section 7

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) Impact on 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 existing streetscene is varied, with a mix of one and two storey properties of varying styles. The proposed raising of the ridge height will create a two storey detached dwelling from the existing bungalow. It is noted from the submitted Street Scene plan (No. 204), that the proposal will have a lower ridge height than that of No. 9, thus creating a gradual increase in roof heights from south west to north east which softens the visual impact. The proposal includes grey cladding to the upper elevations.

The properties within close proximity of the application site show a mixed palette of materials, including brick, painted brick, hung tiles and cladding. Furthermore it is acknowledged that paragraph 60 of the National Planning Policy Framework states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

- 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 The properties to the south east (front) of the site are a minimum of 24m from the application site, and therefore it is not considered that the proposal would have an impact on the occupiers of these neighbouring properties.
- 7.6 Concerns have been raised from the occupiers of the property to the north west (23 Rowan Avenue), which is a detached bungalow, regarding the potential overlooking and loss of privacy. It is important to note that the rear garden of the application site has a length of approximately 13.5m, and the separation gap between the application site and the dwelling at No. 23 Rowan Avenue is approximately 27m. The proposal shows the windows to the rear will provide light and ventilation to a bedroom, which will look towards the eastern corner, and the rear of the garage of No. 23 Rowan Road. Taking into consideration the separation gap and boundary treatment, along with the orientation of the properties, the proposal is not considered to result in unacceptable overlooking into the rear of the property at No. 23 Rowan Road. With regard to any potential loss of privacy to the garden, properties sited within medium density areas such as this have to accept some degree of overlooking. It is not considered that in this case the level of overlooking would be significant enough to justify the refusal of this application.
- 7.7 The submitted plans show no windows to be inserted into the south western elevation. The rear windows will result in an increase in overlooking to the rear garden, however it has to be acknowledged that Permitted Development rights would allow for a rear dormer window to be inserted into the existing roofline without requiring planning permission. Furthermore, as mentioned previously, this is an area of medium density and some degree of overlooking has to be accepted. The existing gap between the application site and the neighbouring property to the south west (No. 5 Cherry Tree Avenue), is approximately 1.5m. Taking into consideration this existing small gap, along with the orientation of the properties, it is not considered that the raised ridge height would significantly reduce the amount of light to the windows to the north eastern elevation of No. 5.
- 7.8 The property to the north east of the application site (9 Cherry Tree Avenue) is a semi detached two storey dwelling sited approximately 2.5m from the application site. This neighbouring property has a dormer window to the first floor and two obscure glazed ground floor windows to the south west (side) elevation. The proposal includes the installation of an obscure glazed, top opening window to the first floor of this side elevation, to provide light and ventilation to the en-suite bathroom. With regard to overlooking to the rear garden, this neighbouring property is semi detached and therefore is already overlooked to some degree by the first floor rear windows of No. 11 Cherry Tree Avenue. Furthermore, as previously mentioned in sections 7.6 and 7.7 above, a dormer window could be inserted without planning permission, and the

property is within a medium density area. It is therefore not considered that the proposal would result in unacceptable overlooking. The raised roof may create a small degree of overshadowing to the south western elevation of No. 9, however it is not considered that this would be significant enough to justify the refusal of this application.

- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to significant 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/18/00441 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 and site plans - 101
Proposed floor plans and elevations - 202
Existing floor plan and elevations - 203
Proposed street scene - 204
Email from agent confirming cladding colour - 25.06.18

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.
- 4 Prior to first occupation of the extension, the window in the first floor on the side (north eastern) elevation shall be fixed with an openable top light, and shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington

Texture Glass scale (or equivalent) 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.