

Site Address: 33 Frogmore Lane, Waterloo, PO8 9QN

Proposal: Single storey rear extension, re-positioning of front door to South West elevation, creation of additional bay window to South East elevation and alteration of loft space to habitable accommodation including front facing dormer to South East elevation.

Application No: APP/18/01083

Applicant: Mr Smiles

Agent: Miss Milnthorpe

Ward: Hart Plain

Site Visit Date:

Expiry Date: 25/12/2018

Case Officer: Rachel Ballam

Flowitt Architects Ltd

1 Site Description

2 Planning History

3 Proposal

- 3.2 The proposed rear extension would replace the existing rear projection and pre-existing conservatory. The proposed structure would extend 5m beyond the rear elevation of the original house, representing an increase in depth of 2m relative to the existing projection to be replaced. The south elevation of the extension would form a continuation of that of the existing property whilst the north elevation would be stepped in from the site boundary by 1m. The flat roof of the proposed extension would achieve a maximum height of 3m above ground level, 0.3m higher than the eaves of the original pitched-roof dwelling, but matching the height of the flat roof projection to be replaced.
- 3.3 As originally proposed the rear extension was considered unacceptable owing to the combination of its 6m depth and its width, which originally spanned the entire width of the application property such that the extension was immediately adjacent to the northern boundary. Following negotiations between the Case Officer and the Agent the proposed extension was reduced in depth and width by 1m.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 front dormer would be stepped in from the edges, up from the eaves and down from the ridge, and as such would appear subservient to, the existing main roof of the property. Front dormers of similar scale in style are prolific within the street scene, including the attached neighbouring bungalow, and as such this element of the scheme would be in-keeping with surrounding development and would not impact negatively upon the visual amenity or character of the application site or the wider locality. The proposed bay window would match the existing bay in its scale, style and overall appearance and so would result in a balanced appearance to the front elevation that would sit well within the street scene and enhance the character of the application property.

- 7.4 The proposed rear extension would not be readily visible from the fronting highway and as such would have a minimal and acceptable impact upon the appearance of the street scene. Following amendments to the scale of the extension (a reduction of 1m in both depth and width) the structure would appear subservient to the host property. The structure would not appear incongruous with regards to scale or form relative to the existing rear projections to be replaced or as compared with surrounding dwellings.

- 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 dormer would contain two small front facing first floor windows. A generous front garden and the road provides a high degree of separation between the application property and the facing dwellings. The new bay window would be at ground floor level whilst the glazing to the proposed extension would be situated within the rear elevation only. As such, the proposal would not be expected to result in a significant or negative impact upon the privacy of surrounding development.

- 7.7 As originally proposed the rear extension was considered overlarge owing to the combination of its depth and width and its position immediately adjacent to the northern boundary. This would have had an unacceptable negative impact upon the outlook and light of the attached neighbouring property. However, following negotiations between the Case Officer and the Agent the application was amended such that the extension was reduced in width by 1m from the north, thus setting it off of the common boundary, and by 1m in depth. The resulting scheme would allow for light penetration from the west to the ground floor windows of the attached neighbouring dwelling. The proposed extension, as amended, would not represent a significant negative impact upon the outlook of the neighbouring dwellings relative to the existing rear projections to be replaced.

- 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 upon the appearance and character of the site and wider locality 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/18/01083 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:
3144 03-02 Rev C - Proposed Location Plan; Block Plan; Ground, First and Roof Plans and Elevations
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.