
Site Address:	26 Rosemary Way, Cowplain, Waterloooville, PO8 9DG		
Proposal:	Loft conversion incorporating rear roof extension; rear extension.		
Application No:	APP/17/01364	Expiry Date:	06/03/2018
Applicant:	Mr & Mrs Smith		
Agent:		Case Officer:	Harriet Pitney
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached, residential bungalow, located on the eastern side of Rosemary Way, comprising elevations of brick construction with a tiled pitched roof.

The property currently benefits from open vehicular access to the front driveway which provides off-road parking provision as well as access to the single storey attached garage which protrudes forward of the principal elevation.

The rear garden is primarily laid to lawn and is enclosed by a varied boundary treatment which comprises a close boarded timber fence combined with a variety of mature shrubs and vegetation.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a similar age, size and scale, albeit with slight variations in terms of their design.

2 Planning History

None relevant.

3 Proposal

This application proposes a loft conversion, comprising a rear roof extension as well as an extension to the rear.

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**

Not required in relation to 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
<p>Whilst we have no objections to the proposed extension, we do have concerns regarding the proposed window at the rear of the property on the proposed new first floor.</p> <p>The properties in Rosemary Way, running adjacent to the bottom of our garden, run in a "herring bone" design. Whilst No.26 does not actually back onto our land, as we look out from our living room to the north, we look straight at the chimney stack and roof top of No. 26.</p> <p>The new proposed bedroom window will look straight down into our home and garden. Rosemary Way sits higher than our property and the impact of the proposed elevation will be even greater from the first floor because the new residents will be able to "look down and in". We virtually live at the rear of our property.</p> <p>One assumes a bedroom window is going to be clear glass and not frosted as one would expect in a bathroom/en suite? The proposed window has openings and is marked as an exit route. May we politely suggest another exit route be sourced ie, to the side of the property? Or the en suite be switched?</p>	<p>Please see section 7 of the Officer Report.</p> <p>It is acknowledged that supporting photographs have been provided as part of this representation which can be viewed via the Public Access system.</p>

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
- (v) Source Protection Zone

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed extension would be positioned to the rear of the application site and therefore would not be readily visible from the public realm. On this basis, it is not considered that the proposed development would result in any significant adverse impact on the character and appearance of the area or the existing streetscene of Rosemary Way.

7.4 Notwithstanding the above, it is noted that the application site, together with the adjacent neighbouring properties benefit from relatively long rear gardens which extend in excess of 20 metres from the rear wall of the original dwellinghouse and as such an extension in this location is considered to be acceptable when considered in context with the host dwelling and surrounding curtilage.

7.5 Whilst the extension to the rear could not be considered to be subservient in terms of its design, it is considered that there would be no merit in reducing the height of the ridge as this is likely to result in a more conspicuous impact on the surrounding locality.

7.6 Consequently, it is considered that the design and appearance of the proposed development is acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.7 By virtue of the position of the proposed development to the rear, the properties most likely to be affected would be the adjacent neighbouring property to the north (No. 28 Rosemary Way) and the adjacent neighbouring property to the south (No. 24 Rosemary Way).

7.8 The proposed extension to the rear would extend approximately 3.9 metres beyond the rear wall of the original dwellinghouse and would comprise a continuation of the existing ridge to form a gable end. This would result in a considerable addition of volume to the rear elevation of the host dwelling. In terms of the impact on the adjacent neighbouring property to the north (No.28 Rosemary Way), it is important to acknowledge that this property currently benefits from a single storey garage to the side/rear which would extend beyond the proposed extension. Furthermore, the current boundary treatment which separates the two properties comprises a variety of established shrubs and vegetation which provides a good level of screening. Whilst it is acknowledged that this may be slightly impacted in order to facilitate the proposed development, it is important

to note that there would be a separation distance of approximately 4 metres which will be retained between the side wall of the proposed extension and the side wall of the adjacent neighbouring property and as such it is not considered that the proposed extension would result in any additional loss of light, privacy, outlook or appear overbearing to this property.

- 7.9 The adjacent neighbouring property to the south (No.24 Rosemary Way) currently benefits from a single storey extension to the rear which extends approximately 4 metres beyond the rear wall of the original dwellinghouse. This addition is positioned to the southern side of the rear elevation resulting in a staggered rear elevation. The rear elevation of the adjacent neighbouring property does contain a number of windows, the closest being a window and door which serves the kitchen area. On this basis and in order to assess the impact of the proposed development on this property, a 45 degree light test was undertaken in accordance with Havant Borough Councils Design Guidance. This has revealed that the proposed extension would breach this guidance albeit marginally.
- 7.10 Whilst it is acknowledged that the proposed extension to the rear is likely to result in some loss of light to the kitchen window and door, it is important to acknowledge the roof of the proposed extension has been designed so that it hips away from No. 24. Furthermore, by virtue of the orientation of the rear gardens (which face east), it must be acknowledged that the sun rises in the east and sets in the west and as such would not impact on the daylight to the adjacent neighbouring property. On this basis, whilst the results of the 45 degree light test indicate that the proposed extension has the potential to result in some loss of light to No.24 Rosemary Way, this is considered to be very marginal and would not be significant enough to warrant a refusal of planning permission on this basis.
- 7.11 One letter of representation has been received from a neighbouring property to the rear which raises concerns in respect of the proposed window at first floor level within the rear elevation and the loss of privacy as a result of this. It must be acknowledged that there would still be a distance of approximately 17 metres from the rear wall of the proposed extension to the rear boundary of the application site and a distance in excess of 30 metres from the rear wall of the proposed extension to the rear wall of this property. As such, it is not considered that the window proposed at first floor level within the rear elevation would result in any loss of privacy or direct overlooking to the adjacent neighbouring properties to the rear.
- 7.12 Consequently, it is considered that the proposal would have a limited and acceptable impact on the properties immediately adjacent to the application site and to the rear and would therefore meet the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking

- 7.13 The proposal would result in 2 additional bedrooms which would result in a dwelling with a total of 4 bedrooms. On this basis, three off-road parking spaces would need to be provided in accordance with Havant Borough Councils Adopted Parking Standards. Currently 2 off-road parking spaces can be provided to the front of the property, 1 within the existing attached garage and the other to the front driveway. The applicant has advised that it is their intention at a later stage to adapt the existing front garden area for use as additional parking (however this would be subject to a separate proposal). On this basis, whilst the current number of parking spaces does not explicitly meet the requirements of the Adopted Parking Guidance, it was noted at the time of the officer site visit that there is more than adequate on-street parking provision and as such the shortfall in one space would be unlikely to impact detrimentally on the safety of the highway network. As specified above, the shortfall of one space is to be addressed by the applicant as part of a separate proposal to provide a hard surfaced front driveway.

(v) Source Protection Zone

- 7.14 The site is located within a Source Protection Zone, however, given the scale of development this is considered unlikely to impact the development. An informative in relation to the Source Protection Zone and contact details for Portsmouth Water is recommended.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours, would not result in any significant adverse impact on 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 PERMISSION** for application APP/17/01364 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 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.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the north and south elevations shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the ground floor on the south elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan- received 19th December 2017

Block plan- received 9th January 2018

Existing and proposed side elevations (Dwg: 5502)- received 19th December 2017

Existing and proposed floor plans and elevations (Dwg: 5501)- received 19th December 2017

Reason: - To ensure provision of a satisfactory development.