
Site Address: 25 Daisy Mead, Waterlooville, PO7 8HG
Proposal: Two storey side extension at rear of existing garage and partial first floor extension above existing garage.
Application No: APP/18/00397 Expiry Date: 31/08/2018
Applicant: Mr & Mrs Heathcote
Agent: Mr Rosenthal Case Officer: Bee Crawford
 Rosenthal Design Services Ltd
Ward: Stakes
Site Visit Date: 06/08/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached house and attached garage situated towards the end of the cul-de-sac part of Daisy Mead. It has a brown tiled pitched roof and elevations of red multibrick and tile hanging. There is open vehicular access to the front leading to an area of slate paving, grass and shrubs, enclosed to the east and west by 1 metre high fencing. The rear garden is on two levels, with a deck and patio site adjacent to the rear and side of the property and an area of paving, shrubs and a shed approximately 2.5 metres lower accessed by a set of steps. The rear gardens is enclosed by fencing ranging in height from 1.6 metres to 1.8 metres.
- 1.2 A modern detached two storey property is to the west, a pair of modern semi-detached bungalows are to the east, the side aspect of a grage block is opposite and Hulbert Road is to the rear, beyond a wooded area. The area is of medium density of two storey detached and semi-detached properties and bungalows of a similar age, different styles and design situated on a modern estate.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey side extension at rear of existing garage and partial first floor extension above existing garage.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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

Arboriculturalist

No Arb objections to the scheme. Applicant advised to remove dead pine tree.

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: 4

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

- (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 proposal is to extend the first floor over the existing garage together with a two storey side/rear extension and would be visible from the public realm, although the property is situated towards the end of a cul-de-sac and set back 10 metres from the highway. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that first floor/two storey extensions should be set back from the building line, have a lower ridge height and recommends first floor side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

- 7.4 The existing distance between the western elevation of the application site and the eastern elevation of the neighbouring property is approximately 2.4 metres, which would

be retained as the extension does not extend beyond the side elevation of the existing garage. Although the roof of the extension is a continuation of the existing, it is considered there would be no merit in reducing the height of the ridge to the front of the property and that the impact on the streetscene would be more conspicuous if the proposal were to be set back from the existing front building line. It is judged to be subservient to the main dwelling by virtue of the proposed width. It is also noted that several properties in the immediate vicinity benefit from similar developments.

- 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 proposal is to the western elevation of the property, situated over the garage and infilling to the rear of the property. It does not extend beyond the existing western-most and northern-most elevations of the building, aligning the property at the rear. There are no side windows in the extension and whilst it is acknowledged it would reduce the distance at first floor between the properties and subsequently be closer to the obscurely glazed first floor bathroom and small secondary bedroom windows at 24 Daisy Mead, any resulting impact could not be considered a defensible reason for refusal. It is also noted the neighbouring property is set forward of the application site and the extension would not extend beyond the rear elevation of the garage of the neighbouring property.
- 7.7 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of first floor windows at 24 Daisy Mead. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.8 The new windows in the front and rear elevations of the first floor will serve existing bedrooms which are to be extended, and it is therefore deemed would not result in any additional overlooking.
- 7.9 It is judged the property to the east would not be adversely affected by the development and the properties opposite are beyond a garage block and a sufficient distance away for any impact to be negligible. There are no properties to the rear of the site.
- 7.10 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00397 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. PG NO: 01	Existing ground floor plan
Drg no. PG NO: 02	Proposed ground floor plan
Drg no. PG NO: 03	Existing first floor plan
Drg no. PG NO: 04	Proposed first floor plan
Drg no. PG NO: 05	Existing elevations plan
Drg no. PG NO: 06	Proposed elevations plan
Drg no. PG NO: 07	Location plan and proposed block plan

Reason: - To ensure provision of a satisfactory development.