
Site Address:	1B Park Road, Purbrook, Waterlooville, PO7 5ER		
Proposal:	Two storey rear extension.		
Application No:	APP/18/01207	Expiry Date:	18/01/2019
Applicant:	Mr & Mrs Doran		
Agent:	Mr A Dunks	Case Officer:	Rachel Ballam
	Andrew R Dunks Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a two-storey detached dwelling with 4 bedrooms and a single-width integral garage. The property is constructed from facing red brick with concrete roof tiles and a mixture of aluminium and timber fenestration and doors which are white in colour. To the front of the application property is a large, unscreened, private driveway. The generous rear garden is bordered by a wire fence and mature planting to the south-east and a closeboard timber fence to the west and rear.
- 1.2 The application property occupies a triangular plot of land, accessed via a long access of Park Road which is shared by the neighbouring dwellings on either side, no. 1c to the north-west and no. 1a to the south-east. The three properties are situated to the north of no. 3 Park Road, where they are not readily visible within the street scene. The application site is surrounded by residential development which varies widely in respect of scale, style and form.

2 Planning History

APP/17/00684 - Single storey side and rear extension (approved 08/08/2017).
Request to Discharge Condition 3 (16/08/2017)., PERM,08/08/2017

3 Proposal

- 3.1 The application proposes a two storey rear extension with double pitched roof featuring a catslide pitch and blank flat-roof dormer to the south-east. The extension would be constructed in brick and tiles to match those of the existing property and would contain white uPVC fenestration and doors. No new openings are proposed to the side elevations at first floor level. The extension would result in the property having six bedrooms.
- 3.2 The extension would span the width of the existing house and project 5.1m from the rear elevation of the main property. The extension would have a maximum eaves height of 5m and achieve a maximum ridge height of 7.15m above ground level.

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

CS15 (Flood and Coastal Erosion)

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

Developer Services, Southern Water

In this instance an informative would be acceptable to Southern Water regarding the existing foul sewer location.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We are concerned that no further removal of trees and foliage will be required for this development. When the first application (APP/17/00684) was submitted and approved this was for a ground floor extension with little intrusion to existing properties which lay to the rear (NE) of the proposal. As this new application now proposes an upper floor any modification to the existing tree line will directly affect the privacy of neighbouring properties to the rear from the proposed bedroom windows.	See section 7 of report

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) Flood risk
- (v) Highway matters
- (vi) Trees
- (vii) Developer Contributions (CIL)

(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 development would be large in scale, almost doubling the footprint and overall size of the dwelling. It is acknowledged that a single storey extension of similar footprint has already obtained planning permission, though the two storey extension subject of the current application would represent significantly more bulk and mass. However, it is considered that the extended property would be comfortably accommodated within the extensive curtilage, remain well separated from surrounding dwellings, and would not be out of keeping in respect of scale relative to other large properties within the immediate locality. The proposed double pitched roof with catslide pitch to the south-east would aid in mitigating the height, bulk and overall scale of the extension.

7.4 The extension would not appear out of keeping relative to the main house in respect of form, style or materials and would not have a significant negative impact upon the character of the application property. The proposed extension would be situated to the rear of the existing property where it would be obscured from view by the bulk of the existing house as well as the fronting properties and, as such, would have no discernible impact upon the street scene within Park Road.

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 extension would project to within 45 degrees as measured from the centre of the closed ground floor rear window of the neighbouring property to the south-east. It must be taken into consideration, though, that a single storey extension of similar footprint has already been approved whilst the catslide roof slope of the current proposal would ensure that development at first floor level would not encroach further within the 45 degree area. Furthermore, the ground floor room in question is also served by a second, larger, south-facing window on which the extension would have no impact. In considering the above, and owing to the angle of the property relative to the neighbouring house to the north-west and distance to be maintained from properties to the rear, the proposal would not be expected to have a significant negative impact upon the outlook or light of surrounding development.

7.7 Concern has been raised within third party comments regarding the potential of the proposed extension to impact negatively upon the privacy of surrounding properties. A

distance of 23m would be maintained between the rear elevation of the proposed extension, to contain three modestly sized windows, and the flank wall of the properties to the rear of the application site, in excess of the 20m recommended within the Havant Borough Design SPD. Additionally, the extension would be separated by a minimum of 18m from the rear boundary of the application site, in excess of the 10m recommended within the Havant Borough Design SPD. No first floor openings are proposed within the side elevations of the extension.

- 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).

(iv) Flood risk

- 7.9 Part of the application site is situated within the boundary of Flood Zone 2, as designated by the Environment Agency. The proposed extension would not extend to within the flood zone, though would be in very close proximity to the flood zone boundary. However, it is acknowledged that a ground floor extension of similar footprint has already gained planning permission and further considered that the current proposal would comply with the standing advice of the Environment Agency for minor development in Flood Zone 2.

(v) Highway matters

- 7.10 The proposed development would serve to increase the number of bedrooms within the property from 4 to 6. The Havant Borough Parking SPD requires residential dwellings with 4 or more bedrooms to be served by a minimum of 3 parking spaces. As such the parking requirements for the property would not increase as a result of the additional bedroom proposed. The proposal would therefore be in accordance with current parking standards as detailed within the HB Parking SPD.

(vi) Trees

- 7.11 Concern has been raised within third party comments regarding the potential removal of mature trees from the rear boundary, which currently provide a good degree of screening. The trees in question are not subject to TPOs, but notwithstanding this are not proposed to be felled or pruned so as to accommodate the development.

(vii) Developer Contributions (CIL)

- 7.12 The application is liable to pay the Community Infrastructure Levy as the proposed extension would be in excess of 100 metres squared and the relevant forms have been sent including a draft liability notice. The applicants wish to apply for self-build relief from this payment and have completed the necessary forms that will ensure that relief is given to the CIL payment which does not need to be made.

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/18/01207

(A)

(B) 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

Site Layout Plan

Drawing no. 4 - Proposed Ground Floor Plan

Drawing no. 5 - Proposed First Floor Plan

Drawing no. 6 - Proposed Elevations

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.