
Site Address:	17 Kempton Park, Waterloooville, PO7 8NN		
Proposal:	Single storey rear extension, garage conversion with front extension, enclose front porch.		
Application No:	APP/18/00984	Expiry Date:	26/11/2018
Applicant:	Mr D Wilkins		
Agent:	J Moser	Case Officer:	Emma Chisnall
	Design Drawn Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 17 is an end of terrace dwellinghouse constructed of tile hanging, facing brickwork, timber cladding and concrete tiles. The dwellinghouse is situated in a cul de sac in Kempton Park, Waterloooville and is positioned on an incline to the north with an integral garage to the side and parking to the front with hard-surfacing. A modest amenity space is present to the front of No 17 with the dwellinghouse having an open appearance from the streetscene with no curtilage boundary present.
- 1.2 The dwellinghouse has a side access setting it away from the shared boundary to the west. A layby is present to the front of the dwellinghouse to provide an additional parking provision.
- 1.3 To the rear the amenity space is on a slight incline to the north and is laid as lawn. A 1.8m timber fence surrounds the curtilage boundary.

2 Planning History

None

3 Proposal

- 3.1 Single storey rear extension, garage conversion with front extension, enclose front porch.

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

None

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: 3

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
- (iv) 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 works proposed to No 17 consist of a single storey rear extension, a garage conversion to the side of the dwellinghouse and the creation of a front porch. The proposed extension to the rear shall be screened from Kempton Park by the main dwellinghouse which shall ensure that the appearance of No 17 from Kempton Park Road remains unaltered. Following a site visit it was noted that single storey development is present to the rear of other dwellings with a conservatory in place to the east and therefore the works are considered to be in keeping with the character of the area.

7.4 The alterations proposed to the garage include the removal of the garage door and installation of two windows to the front elevation. This is considered to be a modest alteration to No 17 which combined with the works being set back from the front elevation would ensure that the visual alteration to No 17 is limited and acceptable.

7.5 The proposed front porch shall be in keeping to the porch at the adjacent property No 18 and from being built in matching materials the development is considered to not

look significantly out of place and would be considered acceptable.

- 7.6 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

- 7.7 The works have the potential to impact Nos 16 and No 18 Kempton Park the adjacent neighbours.
- 7.8 The development proposed to the rear shall be up to the shared boundary with No 18 and in line with the conservatory at the neighbour. High level windows are positioned in the west side elevation of the conservatory however due to the height and position of the development light levels are still considered to be able to reach the neighbouring development which is also served by windows in the north rear elevation. The proposed development at No 17 shall not be to the same depth as the conservatory at the adjacent property which shall reduce any potential impact further. With no objection raised by the neighbour the works, on balance, are considered to not significantly impact the neighbouring's dwellings amenity levels and are considered to be acceptable..
- 7.9 The proposed garage conversion shall not alter the existing external development to the side of No 17 with only fenestration being altered thereby retaining the existing impact. A door currently positioned within the rear elevation of the garage shall be replaced with two windows facing north which shall create a view directly to the rear amenity space of No 17 only and shall be screened from the neighbour No 16 by the boundary which runs between them. Therefore the development is considered to not cause significant over-looking nor a loss of privacy. A window shall be positioned in the west side elevation of the proposed rear extension however this shall be set away from No 16 sufficiently and shall face the neighbours flank wall which shall not cause any over-looking. The development is considered to be acceptable.
- 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.

(iv) Parking

- 7.11 The proposed conversion of the garage would result in a parking provision being lost to No 17 but with no bedroom numbers increased at the site. With no conditions restricting the conversion of the garage this development could be carried out without the need for planning permission and as such would not be refusable based on the lack of parking provision. With the bedroom number not being increased at the dwellinghouse and with the site able to accommodate one parking space to the front with an additional provision in the layby the front of the dwellings the works, on balance, are considered to be acceptable.

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/18/00984 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 Block Plan: Drawing No 385.P100_A
Proposed Elevations Plan: Drawing No 385.P102_A
Proposed First Floor Plan: Drawing No 385.P101_A
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.