
Site Address:	41 Galaxie Road, Waterlooville, PO8 9AT		
Proposal:	Two storey rear infill extension		
Application No:	APP/18/00543	Expiry Date:	01/08/2018
Applicant:	Miss Creamer		
Agent:	Mr Allchurch	Case Officer:	Bee Crawford
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey link detached property and garage. It has an offset brown tiled pitched roof and elevations of yellow multibrick and white cladding. The site is level with open vehicular access to the front with an area of block paving. It is open to the north with a low fence to part of the front and side together with the rear wall of a block of garages. The rear garden is mainly laid to lawn with an area of decking, shrubs and a shed and is enclosed with shrubs and a fence ranging in height from 1.4 metres to 1.6 metres to the northern boundary, a 2 metre high fence and shrubs to the western boundary and the rear wall of a block of garages extend along the southern boundary.
- 1.2 A two storey linked detached property is to the north, the side aspect of a two storey link detached property is opposite, the side aspect of a two storey end of terraced property is to the south beyond a garage block and the rear gardens of properties in Granda Close are to the rear. The area is of medium density with modern two storey detached, link detached and terraced properties of similar age, and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey rear infill extension and two new rooflights in the northern roof slope..

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

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

No development or new tree planting should be located within 3 metres either side of the external edge of the public sewer. No new soakaways should be located within 5m of a public sewer. All existing infrastructure should be protected during the course of construction works.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

NB: Informative recommended.

Arboriculturalist

No objection. Willow in rear not suitable to be protected by a Tree Preservation Order.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We have discussed the proposed extension with Mr and Mrs Creamer. they have passed to us a copy of drawing ref 01 showing details of their proposal. We have agreed changes to the roofline, Mr Creamer has also	Amended plans were submitted on 24 July revising the roof to a pitched and hipped design.

agreed to the removal of a tree which is close to the southern boundary of our garden and to the cutting back of shrubbery to improve the amount of light entering our garden. On the basis of these actions being taken we would not appeal against the proposal.	
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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 application is for a two storey side/rear infill extension and would be visible from the public realm, although it is set back 14 metres from the highway behind the garage. It is set slightly below the existing ridge line and would fall in line with the existing rear elevation of the property. The original roof was pitched, however, following officer concerns regarding the resulting mass, amended plans were subsequently submitted on 24 July revising the design to hip away from the neighbouring property.

7.4 The proposal would result in a reasonable increase to the volume of the property, although it is considered it can be comfortably accommodated within the extent of the site. It is noted several other 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 judged the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 The two storey extension would infill the area between the rear of the garage and the northern elevation of the property and would not project beyond the existing rear elevation of the property. It will be 0.7 metres from the northern boundary and there are no windows in the side elevation of the extension. Although the property at number 43 has a side dormer, there is a distance of approximately 4.5 metres to the northern elevation of the extension and together with the revision to the new roof which would reduce the mass and pitches away from the neighbouring property, it is considered any resulting impact would not constitute a defensible reason for refusal.

- 7.7 The new rooflights to the northern roof slope are to serve the roof void and due to the situation of the main extension, it is considered these would not create any level of harm to the neighbouring property.
- 7.8 Whilst there is a new window and rooflight in the rear elevation of the extension, a degree of overlooking already exists from the first floor rear window and it is deemed any additional overlooking would not be unacceptable.
- 7.9 It is considered the properties to the south, opposite and to the rear of the site are a sufficient distance away for any impact to be negligible.

(iv) Parking

- 7.10 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). However, it is considered there is existing sufficient parking on the site, therefore a condition would not be necessary in this instance.
- 7.11 Consequently, it is considered that the proposal is unlikely to 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 following the submission of amended plans.

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/18/00543 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. 01.A Rev A Location plan, block plan, existing and proposed floor and elevations plans

Reason: - To ensure provision of a satisfactory development.