
Site Address:	12 Meadway, Waterloooville, PO7 7QJ		
Proposal:	Demolition of existing single storey rear extension and replacement with new single storey extension; new porch to front elevation.		
Application No:	APP/17/00886	Expiry Date:	06/10/2017
Applicant:	Mr Small		
Agent:	Mr Stroud	Case Officer:	Harriet Pitney
	Cover Storey Architects		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached, residential bungalow, located on the south side of Meadway comprising elevations of brick construction with a tiled pitched roof.

The property benefits from open vehicular access to the front driveway which provides adequate offroad parking provision as well as access to the single storey garage to the rear. The property also benefits from a relatively large front garden area which is primarily laid to lawn.

The rear garden is primarily laid to lawn and is enclosed by a close boarded timber fence surrounded by a variety of established vegetation. The property also benefits from a single storey extension to the rear which is proposed for demolition to facilitate the proposed extension subject of this application.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a similar age and style albeit slightly varied in terms of their design.

2 Planning History

APP/17/00868 - Prior notification for removal of existing conservatory; erection of single storey extension extending 4.2 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 2.9 metres and an eaves height of 2.9 metres., WD,10/08/2017

3 Proposal

This application relates to the demolition of the existing single storey rear extension and the erection of a replacement single storey extension; and a new porch to the front elevation.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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) 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 single storey extension would not be readily visible from the public realm by virtue of its position to the rear of the application site. On this basis, it is not considered that this aspect of the proposal would result in any harm to the character and appearance of the area or the streetscene of Meadway.

- 7.4 Notwithstanding the above, it is acknowledged that the proposed extension represents a "quirky" design in relation to the height of the proposed extension which exceeds the eaves height of the main dwelling. It is acknowledged that paragraph 60 of the National Planning Policy Framework states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. As specified above, the proposed extension is not visible from the public realm and on this basis it is considered that the design and appearance of the proposed extension is acceptable and would therefore not result in any significant impact on the local distinctiveness or detrimentally harm the character and appearance of the area.
- 7.5 Whilst the proposed porch to the front elevation would be visible from the public realm and the streetscene of Meadway, it is important to acknowledge that this addition would be set back from the main highway by approximately 8 metres thus reducing the prominence of the addition on the visual amenity of the surrounding locality. The materials proposed for the proposed porch are not considered to be ideal in terms of their design as the main dwellinghouse comprises elevations of brick construction and as such the render proposed would result in a contrast to the main dwellinghouse. However, it must be acknowledged that the porch extension as it is proposed could be undertaken utilising the property's Permitted Development rights and without the benefit of formal planning permission. On this basis, it is not considered that this aspect of the proposed development would warrant a refusal of planning permission.
- 7.6 Overall, it is considered that the size, scale and design of the proposed development is acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and would not result in any adverse impact on the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

- 7.7 It is important to acknowledge that the application site currently benefits from a single storey extension which extends beyond the rear of the main dwelling by approximately 3.2 metres. On this basis, the proposed replacement extension subject of this application will only extend a further metre beyond what is currently evident on site.
- 7.8 It is acknowledged that the proposed extension could not be constructed under the prior approval process by virtue of the eaves height of the extension which exceed those of the main dwellinghouse. Whilst the proposed height would not exceed 3 metres, the extension does propose a significant increase in height in comparison to what can be undertaken in relation to Permitted Development together with what is currently evident on site. On this basis, the 45 degree test as set out in the Councils Design Guide SPD was undertaken in relation to the proposed extension in order to appropriately assess the impact of the additional height and depth on the adjacent neighbouring property (No.14 Meadway). The results of this demonstrate that the proposed extension is likely to result in a significant impact on the adjacent neighbour as a result of its depth and position. Having assessed the impact of the proposed extension from the adjacent neighbours rear garden, it was noted that a window is evident within the rear elevation of the property. No.14 currently benefits from a single storey addition to the rear, albeit to the eastern side of the main dwelling which has resulted in an area which is set back and vulnerable to loss of light. There is a window within this area which currently serves a bedroom. Whilst it is acknowledged that the proposed increase in height and depth to No.12 would ordinarily result in a significant

impact on the adjacent neighbour, the window which would be affected is currently secluded with planting and therefore does not benefit from any direct natural daylight regardless of the proposed extension. On this basis, whilst it is considered that the proposed extension would be likely to result in a significant impact which ordinarily would be harmful to neighbour amenity, given the current arrangement with the adjacent neighbouring property, whereby the window most likely to be affected is already screened by a variety of secluded planting, the impact from the extensions height, mass, bulk and loss of light as a result of the proposed extension is not considered to be justified as a reason for refusal.

- 7.9 The proposed increase in width would be to the western side of No.12 therefore the development would not be extending any closer to No.14, whilst still maintaining a separation distance of approximately 3.5 metres away from the shared boundary with No.10 and approximately 6 metres away from the side wall of this neighbouring property.
- 7.10 As specified above, the proposed porch could be constructed utilising the properties Permitted Development rights and without the need for planning permission. Notwithstanding this point, this addition would only extend approximately 1 metre beyond the principal elevation of the existing dwellinghouse with no windows proposed within the north east elevation. On this basis, it is not considered that this would result in any loss of light, privacy, outlook or appear overbearing to the adjacent neighbouring property (No.14 Meadway) to such an extent which would warrant a refusal of planning permission.
- 7.11 Consequently, it is considered that the proposed development would have a limited and acceptable impact on the surrounding residential properties, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.12 It is noted that no letters of objection were received with respect to the scheme.

(iv) Source Protection Zone

- 7.13 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 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/17/00886 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 be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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:

Site Location Plan (Drawing No: P100 P1)- received 11th August 2017

Existing Ground Floor and Roof Plan (Drawing No: P100 P1)- received 11th August 2017

Existing Elevations (Drawing No: P110 P1)- received 11th August 2017

Proposed Ground Floor and Roof Plan (Drawing No: P200 P1)- received 11th August 2017

Amended Proposed Elevations (Drawing No: P210 P3)- received 3rd October 2017

Reason: - To ensure provision of a satisfactory development.