
Site Address:	9 Shillinglee, Waterloooville, PO7 5RW		
Proposal:	Two storey rear extension including two dormer windows.		
Application No:	APP/18/00257	Expiry Date:	30/04/2018
Applicant:	Mr White		
Agent:	Glenn Bramble-Stewart	Case Officer:	Rachel Ballam
	GBS Designs		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a detached bungalow situated within an urban settlement in Waterloooville, fronted by the highway and surrounded by residential development. The property is separated from the road to the north by a single driveway (which extends down the western side of the main house) and front lawn area bordered by a low brick wall. The rear curtilage is bordered by a timber close board fence. The property is constructed from facing brick with concrete hanging tiles to the front gable end, profiled concrete roof tiles and white uPVC tiles.
- 1.2 Development within the street exhibits a high degree of uniformity with regards to form and style. Whilst there is slight variation in the overall form and height of the development is comprised overwhelmingly of bungalows with pitched or hipped roofs and continuous eaves of regular height about ground level. The neighbouring dwellings on either side of the application site appear to have been extended at the rear, such that the rear elevation of the application property is set in quite significantly compared to the surrounding bungalows.

2 Planning History

3 Proposal

- 3.1 The application proposes a rear extension with two large dormers, one on either side of the pitched roof of the extension. The extension would provide a continuation of the existing property with regards to its side elevations, eaves and ridge height, as well as materials, projecting an additional 5.9m relative to the rear elevation of the existing bungalow. A small first floor window would be contained within the proposed rear elevation whilst the dormer windows would contain obscure glazed side facing windows. The proposed development would facilitate the addition of habitable accommodation (an en suite bedroom) at first floor level and a larger open-plan living space at ground floor level.
- 3.2 As originally proposed the application sought a two-storey rear extension with eaves and ridge height elevated above those of the existing bungalow. The design was assessed as unacceptable, representing an incongruous form of development which would have had a negative impact upon the character of the street scene. As such, following negotiations with the agent and applicant, the design was amended such that the ridge and eaves of the proposed extension would provide a continuation of those of

the existing dwelling, a design much more in-keeping with development within the locality. Dormer windows were included in the new design so as to facilitate the use of the roof space for habitable accommodation.

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)

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

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
Reference: Havant Borough Council Notification of Property Development - effect on daylight, privacy and outlook. I would like your confirmation, in writing, that the east facing ground-floor window proposed in the extension is not aligned with my Sun Lounge. Failure in this respect would effect privacy. Due to the small scale of the site plan I am unable to accurately judge. I am also concerned that the south extremity of the extension will not be aligned with the south wall of my	See Section 7 of Officer Report

main property. Failure concerning this will have a detrimental effect on daylight and outlook concerning my Sun Lounge.	

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

7.2 The proposed rear extension would form a continuation of the existing property in its form, style and materials. The extension would represent a substantial increase in the footprint and scale of the application property, but the resulting building would not appear overlarge within the context of the application site or surrounding development. The scale of the building, as extended, would more closely resemble that of the neighbouring dwellings on either side, which currently occupy larger footprints than the application property.

7.3 The proposed flat roofed dormers would be fairly large in scale and situated in close proximity to the ridge. However, the dormers would appear subservient relative to the extent of the roof slopes, as extended. The dormers would be set well back from the front elevation which would mitigate their impact upon the street scene. As such the proposed extension and dormers would not be considered to represent a significant negative impact upon the appearance or character of the application site or the street scene.

7.4 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

7.5 The rear elevation of the proposed extension would not protrude by any significant degree beyond the line of the rear elevations of the neighbouring properties on either side. A substantial distance would remain between the rear elevation, as extended, and the rear boundary of the application site. As such the extension would not be expected to result in any significant negative impact upon the outlook of light of

surrounding residential development.

- 7.6 The application proposes additional side facing windows at ground floor level and the insertion of new side facing windows at first floor level. Concern has been expressed by a third party that the additional side facing windows may result in a loss of privacy to neighbouring dwellings on either side of the application site. It was observed during a site visit that the neighbouring bungalow to the west of the application site has a fully glazed conservatory to the rear. So as to mitigate the impact of the proposed side facing windows upon the privacy of neighbouring dwellings, a condition will be placed upon the application requiring the side facing first floor windows to remain at all times obscure glazed. In addition, given the presence of the conservatory, the first floor windows facing west shall be required by condition to remain permanently fixed shut.
- 7.7 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 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/18/00257

(A)

(B) for the following reasons/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:

WHITE 05 - PROPOSED GROUND FLOOR PLAN
WHITE 06 - PROPOSED FIRST FLOOR PLAN
WHITE 07 - PROPOSED ROOF PLAN
WHITE 08 - PROPOSED ELEVATIONS
WHITE 09 - PARKING PLAN
WHITE 10 - PROPOSED BLOCK PLAN
WHITE 11 - LOCATION PLAN
WHITE 12 - PROPOSED SITE PLAN

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, or as otherwise stated on, and in strict accordance with, the approved plans and application form.

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor dormers on the east and west elevations shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass with an obscuration level no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor dormer on the west elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.