
Site Address: 22 Esher Grove, Waterlooville, PO7 6XG
Proposal: Single storey rear extension, first floor dormer to front roof slope, rear garage, new boundary fence and demolition of existing garage
Application No: APP/17/00808 Expiry Date: 20/09/2017
Applicant: Mr Kirby
Agent: Mr J Moser Case Officer: Emma Chisnall
 Design Drawn Ltd
Ward: Waterloo
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 22 Esher Grove is a semi-detached chalet style bungalow situated on level ground in Waterlooville. The dwellinghouse is constructed of facing brickwork and concrete tiles and has an existing dormer in the roof space to the rear. To the north-west side elevation the ground is hard-surfaced in order to accommodate two cars. A garage is positioned in line with the rear elevation of No 22 and is proposed to be demolished as part of the application and a new garage provided in the rear north-west corner of the curtilage.
- 1.2 To the front the amenity space is modest in size and laid as lawn with a curtilage boundary constructed of 0.5m brick wall. The amenity space to the rear is adequate in size and laid as lawn with the existing garage and several outbuildings forming part of the curtilage boundary to the north-west. The remaining space is surrounded with a 1.8m timber fence.

2 Planning History

None

3 Proposal

- 3.1 Single storey rear extension, first floor dormer to front roof slope, rear garage, new boundary fence and demolition of existing garage

4 Policy Considerations

National Planning Policy Framework 2012

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)

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: 5

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 involved to No 22 include a single storey rear extension, front dormer, garage to rear and a new boundary fence to replace the existing garage which forms part of the boundary. Detached garages are considered to be a common development within Esher Grove. The proposed new garage to the rear curtilage boundary is considered to be modest in size and to have an acceptable mass and bulk at approximately 3.2m wide, 5.2m deep and 3m high. The new position shall move the development away from the highway reducing the visual impact of the works further resulting in a development which is considered to be acceptable.

7.4 The single storey extension is proposed to be at the rear of No 22 and as such shall be hidden from the public realm and not viewable from Esher Grove. Following a site visit other examples of single storey rear extensions were evident and therefore the works proposed to No 22 are not considered to look out of place and would be in keeping to the character of the area. Matching materials are proposed and due to the height of the development and that it is single storey and does not project past existing side elevations it is considered to have an acceptable mass and bulk on No 22 and would not create significant visual harm.

7.5 A dormer is proposed to the front roof slope of No 22. Although this has the potential to disrupt the symmetry between the pair of semi-detached dwellings front dormers are present within the streetscene of Esher Grove and are typically in position on

semi-detached dwellings. This form of housing dominates the streetscene. Therefore although there will be an impact caused to the visual amenity of No 22 and No 20 Esher Grove, within the wider streetscene the works are considered to not look of context and would therefore not warrant a refusal of planning permission. Concern was raised in regards to the original roof design and that this was out of keeping to existing roof slopes on No 22 and the existing dormer to the rear. Plans were amended to show a flat roofed front dormer which is considered to look in keeping to existing rooflines and would reduce the size of the overall works further.

- 7.6 The proposed boundary fence shall be erected in place of the garage and existing outbuildings to a height of approximately 1.6m. Due to this height and that it shall not exceed the existing height of the current boundary the works are considered to meet with Permitted Development Rights and would therefore not require planning permission.
- 7.7 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

- 7.8 The proposed garage is considered to be modest in size and shall be positioned within the rear amenity space along the rear curtilage boundary. With a height of 3m the development is considered to not be overly obtrusive and coupled with its position to the rear of the garden space it would not significantly impact the outlook from the neighbouring dwelling to the north west. Although the works are up to the boundary the height of the garage coupled with the roof being hipped away from approximately 2.5m is considered to not be significantly greater than a typical boundary screening height. Therefore on balance the development is considered to not warrant a refusal of the planning application.
- 7.9 The proposed dormer to the front of the dwellinghouse is separated from the dwellinghouses opposite by the highway which would ensure no significant over-looking occurs as a result. One window is proposed for an en-suite and this has been shown on the elevation plans to be fitted with obscure glass which shall be carried out as per the annotations confirming this on the approved plans. Although the dormer projects from the front roofspace the modest size and position of the development is considered to not create a significant adverse impact to the attached neighbour in terms of creating shadowing or impacting light levels and therefore the development is considered to be acceptable..
- 7.10 The single storey extension is proposed to be positioned to the rear of the dwellinghouse and shall stretch the width of the house. Confirmation has been sought that all development works shall be retained within the curtilage boundary of No 22 only and the works shall project modestly past an extension in place on No 20. The works are single storey in height and flat roofed and are therefore considered to maintain amenity levels between the neighbours adjacent particularly with No 24 due to the distances between the dwellings. Although a ground floor window is proposed along the side elevation at ground floor level and would not result in overlooking and would therefore not warrant a refusal of the planning application. No new windows are proposed alongside the south east side elevation of the extension maintaining privacy levels and due to the extensions height and position there is considered to not be a significant impact to light levels reaching No 20. Therefore the development is considered to have a limited and acceptable impact.

- 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 with respect to the scheme.

(iv) Parking

- 7.12 No 22 is a two bedroom dwellinghouse and following the development it shall increase to four bedrooms. In order to accord with the Borough's Design Guide SPD three parking spaces are required to be accommodated on site which is considered to be achieved. No 22 has an area along the north-west side elevation that is hard-surfaced in order to accommodate multiple cars. The addition of the garage to the rear, although small in size, is considered sufficient to provide the third space. Therefore the development is considered to accord with the SPD and is 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/17/00808 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 Site plan: Drawing No 320.P100_B
Proposed Floor Plan: Drawing No 320.P101_B
Proposed Roof, South-West and North East Elevation Plan: Drawing No 320.P102_B
Proposed North-West Elevation Plan, Garage Elevations and Boundary Fence Plan: Drawing No 320.P103_B
Proposed Fence Boundary Plan: Drawing No 320.P101_C
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.