
Site Address:	38 Montgomery Walk, Waterlooville, PO7 5TD		
Proposal:	Proposed first floor side extension, single-storey rear extension with proposed render elevations.		
Application No:	APP/17/00572	Expiry Date:	18/12/2017
Applicant:	Mr Clayton		
Agent:		Case Officer:	Emma Chisnall
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 38 Montgomery Walk, Waterlooville, is located to the north of Montgomery Way and is accessed via a footway from the hammer head of the road. The house is a two storey house and is constructed of facing brickwork and cladding which is part of a terrace of similar properties and has a pitched roof with gable end to front and rear. To the side (north-east) is a flat roofed extension. There are other two storey houses which back onto the application property. The amenity space is mostly laid as lawn and is surrounded by a 1.8m curtilage boundary constructed of timber fencing.

2 Planning History

None relevant.

3 Proposal

- 3.1 Proposed first floor side extension, single-storey rear extension with proposed render elevations.
- 3.2 The side extension would be above the existing flat roofed extension and would be partly angled to mirror the ground floor. This would also help to avoid the line of a sewer. There would also be a rear extension which would abutt the flank wall of No.37.

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

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| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| DM8 | (Conservation, Protection and Enhancement of Existing Natural Features) |

Havant Borough Local Plan (Allocations) July 2014

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| AL1 | (Presumption in Favour of Sustainable Development) |
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Informative requested in relation to connection to the public foul or surface water sewer. Informative requested in relation to identifying whether a sewer deemed public could be crossing the property.

Officer Comment: An informative will be included with the decision referencing Southern Waters requirements.

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: 18

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 No 38 is positioned at the top of an incline which is only accessible via a footpath along the front of the dwellings. As such the dwellinghouse does not have a prominent appearance from Montgomery Walk and is only partly viewable due to the staggered formation of dwellings to the north. The development proposed at No 38 shall be to the side and rear of the dwellinghouse and therefore due to the extension being in line with the existing elevations the works are considered to have a modest impact on the visual amenity of the streetscene and character of the area.

7.4 The development consists of a single storey rear extension and two storey extension to the east side of No 38. Although development of this kind is not typical along Montgomery Walk it is noted that No 38 is in an spacious plot that can accommodate

the works without causing a cramped or crowded appearance in the streetscene. The design of the development has attempted to create a subservient appearance from being of a modest width and from being set in from the front and rear elevations. Due to these measures the works are considered to have an acceptable mass and bulk.

- 7.5 Materials are proposed that consist of a mixture of render and cladding. The render is proposed in a light champagne colour and specifications have been submitted as part of the application that show the type of render but not the specific colour proposed. Therefore a condition shall be included with the decision that request samples for the Local Planning Authority to approve and sign off prior to development work commencing to ensure that the colour proposed suits the palette of the area and does not look significantly out of place on No 38 and the locality.
- 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 dwellings that have the potential to be impacted by the proposed development are No 37 and No 39 Montgomery Walk and No 90 and No 92 Corbett Road. Although part of the development shall be connected to the attached neighbour No 37 the works to the rear are single storey in height and shall be positioned along the flank side wall of the neighbouring dwellinghouse. Due to this it is unlikely that the works would lead to significant adverse impact and are therefore considered to be acceptable. The proposed two storey extension to the side shall be screened by No 38 itself and as the development shall be set in from the rear elevation and shall continue the ridge height there is considered to be no significant increase in the impact caused.
- 7.8 The proposed development has the potential to cause over-looking into the rear amenity space of No 39 Montgomery Walk from the addition of the proposed first floor window serving a room off from the bedroom. Following a site visit it was acknowledged that the existing dwellinghouse already causes a minor level of over-looking from two first floor windows serving bedrooms. The new proposed window is considered to be modest in size and shall be smaller than the existing windows in place at No 38. The works shall be retained off the shared boundary with No 39 by approximately 5.5m. No objection has been made by No 39 Montgomery Walk and therefore on balance the proposed window is considered to not lead to a significant additional amount of over-looking and is considered to be acceptable.
- 7.9 The proposed development to the side of No 38 shall bring the position of the dwellinghouse closer to No 90 and 92 Corbett Road. The single storey extension is considered to have a negligible impact due to its height, the boundaries in place and that it shall be set sufficiently away from the neighbouring dwellings. Although the works proposed to the side shall be at two storey height the dwellinghouse shall remain approximately 25m away from both neighbouring dwellings. This distance is considered to be sufficient in order to have a limited and acceptable impact on No 90 and 92 and following guidance in the Borough Design Guide would not lead to a significant impact to the outlook from the dwellings nor cause over-looking as a result. Therefore the development is considered to be acceptable.
- 7.10 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

- 7.11 A parking statement has been submitted alongside the application which confirms that No 38 has three parking spaces available which are provided by a garage and two spaces at the end of the close. The dwellinghouse complies with the Borough's Parking SPD and meets with the required amount of spaces for a 4 bedroom dwelling and as such, 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/17/00572 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 Plan: Drawing No DS101 LP01
Block Plan: Drawing No DS101 BP01
Proposed Elevations Plan: Drawing No PE01-1,2,3
Proposed Ground Floor Plan: Drawing No PP01-1,2
Render specifications: Received 15.09.2017
Parking Statement: Received 26.06.2017

Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until a sample of the render material to be used externally on the building has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.