
Site Address:	18 Alsford Road, Waterloooville, PO7 5NE		
Proposal:	Single storey extension to the rear. (Resubmission).		
Application No:	APP/17/00362	Expiry Date:	05/06/2017
Applicant:	Mr & Mrs Fitzgerald		
Agent:	Mr D Treagus	Case Officer:	Emma Chisnall
	Derek Treagus Associates		
Ward:	Stakes		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 18 Alsford Road is a semi-detached bungalow situated on an incline from east to west in Waterloooville. The dwellinghouse is constructed of a white render with concrete tiles and has an area of hard-surfacing to the north in order to accommodate two cars on site. The amenity space to the front of No 18 is adequate in size, laid as lawn and has a low curtilage boundary constructed of wall approximately 1m high.
- 1.2 To the rear the amenity space is large in size, laid as lawn and is surrounded by a staggered curtilage boundary constructed of 2m timber fencing due to the incline of the land.
- 1.3 No 18 has been extended in the past to the north creating a wider dwellinghouse then previously built.

2 Planning History

99/56500/004 - Construction of detached 3 bedroom bungalow with new access onto Newlands Road (revised application)
, PERM,07/10/1999
98/56500/002 - Construction of detached two bedroom bungalow with new access onto Newlands Road, REF,16/09/1998
98/56500/003 - Construction of detached two bedroom bungalow with new access onto Newlands Road
(revised application), WD,30/07/1999
91/56500/000 - Outline application for a pair of two bedroom bungalows with integral garages, WD,26/09/1991
91/56500/001 - Outline Application for single bungalow., WD,22/10/1993
APP/11/00344 - Loft conversion incorporating build up from hip to gable end and dormers to front and rear. Division of existing 3 bed semi detached bungalow to 1No. 3 bed mid terrace house and 1No. 2 bed semi detached house., REF,21/06/2011
APP/16/01178 - Roof extension to side and two storey extension to rear. ,
WD,27/01/2017

3 Proposal

Single storey extension to the rear. (Resubmission).

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

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

Hampshire Biodiversity Information Centre

Site is within 500m of a protected and notable species of Hazel Dormouse

Planning Officer Comment:

The application site consists of a single storey rear extension of modest proportions and therefore it is considered that the development should not create an adverse impact to the Protected and Notable Species of Hazel Dormouse that are situated within 500m of the site. The development can therefore be considered acceptable.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Concern has been raised regarding:

- 1) Impact of development on the neighbouring tree
- 2) Dormer extension and concern regarding over-looking and a loss of privacy. Request for development's window to be fitted with obscure glazing.
- 3) No 7 did not receive a notification regarding the development
- 4) Confusion over the application and what's proposed
- 5) Drainage and Flooding
- 6) Foundations not supporting the additional development

Planning Officer Comment:

2) and 4) - This application is for a single storey rear extension only. The dormer that is currently under construction within the rear roof elevation of No 18 has been assessed and confirmed to fall within Permitted Development Rights (PD) criteria and therefore it does not require planning permission to be built. Therefore the dormer extension shall not be able to be commented on as part of this application further. Any concerns with the dormer development are advised to be discussed with the applicant as a civil matter. The windows are unable to be changed from the detail shown within the plan 17/590/01 as they comply with PD rights and do not require planning permission to be built.

3) I can confirm that on the 10th April No 7 Newlands Road was written to in order to notify them regarding the single storey rear extension proposed.

6) Following a decision being made by the planning department the applicant shall be advised to consult with Building Regulations in regards to the structural work proposed. It is at this stage that all foundations shall be viewed in order to establish if they are sufficient for the proposed development.

All other comments shall be addressed under section 7 of the report under 'Planning Considerations'.

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) Trees
- (vi) Drainage and Flooding

(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 proposed development to No 18 shall be positioned to the rear of the dwellinghouse and although it shall be hidden from Alsford Road the works shall be viewable from Newlands Road due to No 18 being situated in a corner plot. However, the harm caused to the visual amenity is considered to be limited. Development is present to the rear of dwellinghouses along Alsford Road and therefore the works to No 18 is not going to be setting a precedent and shall not look out of place. Materials are proposed that shall match the development to No 18 which should ensure it appears in-keeping to the dwellinghouse and not out of character.

7.4 The design of the proposed extension is considered to be sound and the works reflect a typical domestic sized extension, albeit slightly larger in width. However a subservient appearance is achieved with the works being set in from the side elevations and the development being single storey in height with a flat roof. Adequate screening in the form of 2m timber fencing is present between the development and Newlands Road and it is therefore felt that on balance the works should not create a significant level of harm to the character of the area.

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 considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 The proposed development is considered to be set sufficiently away from the neighbouring dwellings to the north by approximately 15m. Following a site visit it was also noted that adequate screening is in place between the dwellings in the form of 2m timber fencing and therefore this combination should ensure that the impact to the

neighbouring dwellings to the north is limited and acceptable.

- 7.7 The proposed elevation facing No 16 Alsford Road includes a window and door which have the potential to cause over-looking. However, the development shall be set off the shared boundary by 7m and with the 2m screening in place it is considered that the impact caused should be reduced sufficiently enough for the development to be considered acceptable.
- 7.8 No 2A Newlands Road is positioned to the rear of No 18 Alsford Road and is in a lower position due to the incline of the land. The proposed development shall bring the proximity of No 18 closer to the neighbouring dwellinghouse but shall maintain a gap of approximately 13m. As the development is single storey only and there is adequate screening in place from the 2m fencing as well as the distance of approximately 13m it is considered that on balance the level of harm caused would not be sufficient to warrant a refusal of the planning application and therefore the development can be considered acceptable.
- 7.9 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).

(iv) Trees

- 7.10 Although it is noted that a mature tree is present within the curtilage of No 16 Alsford Road the development proposed should be sufficiently away from it to ensure no significant harm is caused as a result. Following a site visit it was noted that hard-surfacing is already in place along the southern boundary of No 18 and therefore the addition of the works to the northern end should have an acceptable impact.

(vi) Drainage and Flooding

- 7.11 No 18 Alsford Road falls into Flood Zone 1 category meaning that if the development was larger than 1 hectare then an assessment would need to be carried out. Therefore due to the moderate size of the extension the development would not trigger the need for further assessment and therefore the works are considered to have an acceptable impact..
- 7.12 No 18 is positioned on a corner plot with the proposed development wholly contained within the curtilage of the dwellinghouse. Therefore the development should not lead to significant additional surface run off to neighbouring dwellings and is considered acceptable. However the works would be expected to have adequate drainage provisions that ensure all water run-off is contained within No 18.

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/17/00362 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:

Site and Location Plan, Proposed Floor and Elevation Plan: Drawing No 17/590/01

Reason: - To ensure provision of a satisfactory development.